



2005 Annual Growth Summary

Cover:

Ashburn-based Telos Corporation and its subsidiary Xacta Corporation provide secure, government-validated software and services for information assurance, wireless networking, enterprise messaging, and information systems management for the Department of Defense and Federal agencies.



In January 2006,
Verizon Communications, Inc.
closed its merger with MCI, Inc.
The former MCI headquarters
in Ashburn is now home to part of
Verizon's new unit, Verizon Business,
with approximately 2,400 employees.



2005 Annual Growth Summary Loudoun County, Virginia

Every year, the Loudoun County Department of Economic Development strives to provide the highest quality data and research in this annual report on demographic and economic trends. Researchers, local and prospective businesses, the media, and county agencies are just some of the people that use this compendium as a reliable information source for both local and regional data. The following are highlights of what you will find in this year's report:

- Over the past five years, the county led the Northern Virginia region with a population growth of 52 percent, and was recognized by the U.S. Census Bureau as the fastest growing county in the nation with a population over 100,000.
- The mean adjusted gross income (AGI) for married couples in Loudoun County for 2003 was \$80,709, the highest in the Commonwealth of Virginia.
- Loudoun experienced dramatic job growth over the past decade, increasing by 132 percent. More than 7,700 new jobs were added in 2005.
- The nonresidential vacancy rate continued its downward trend, dropping to 13.1 percent from 14.6 percent in 2004.

While the *Growth Summary* is an annual publication, the Department of Economic Development also produces a monthly look at our local economy, the *Economic Indicators*. The current month, as well as an archive of previous months, can be found on our website at biz.loudoun.gov.

If you have comments, suggestions, or questions regarding the information contained in the *Growth Summary*, please contact the Department of Economic Development at 703-777-0426.

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Section A - Demographics

Demographic data describes the characteristics of a human population and population segments. It helps businesses and governments define the demand for specific products and services. This data is also useful in identifying and seeing trends in consumer markets.

Loudoun County has been one of the fastest growing counties in the U.S. since the late 1990s. According to the U.S. Census Bureau, Loudoun County was the fastest growing county in the nation, among counties with a population greater than 100,000, between 2004 and 2005.

Within the Northern Virginia region, Loudoun is the third most populous jurisdiction, behind Fairfax and Prince William counties. Projections show that Loudoun will be one of two counties in the region to continue to experience double-digit growth for each decade, 2010 through 2030.

Some of the local data presented in this section is broken down by planning subarea. Loudoun has defined ten planning subareas that represent geographical areas with similar development futures and are used in growth scenario development and analysis. A map showing the location of the planning subareas is provided on page 71.

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Loudoun County

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Population Trends -- Loudoun County

Construction of the infrastructure to support Washington Dulles International Airport initiated Loudoun's rapid growth over 40 years ago. Between 2004 and 2005 the county's population increased by 6 percent, or 13,631 people. The population is expected to continue growing, increasing by 60 percent in the next ten years.

Table A-1a
Decennial Population Trends, 1930-2030
Loudoun County, Virginia

| Year | 1930 | 1940 | 1950 | 1960 | 1970 | 1980 | 1990 | 2000 | 2010 | 2020 | 2030 |
|----------------|--------|--------|--------|--------|--------|--------|--------|---------|---------|---------|---------|
| Population | 19,852 | 20,291 | 21,147 | 24,549 | 37,150 | 57,427 | 86,129 | 169,599 | 312,802 | 417,551 | 461,735 |
| Percent Change | -3.5% | 2.2% | 4.2% | 16.1% | 51.3% | 54.6% | 50.0% | 96.9% | 84.4% | 33.5% | 10.6% |

Table A-1b
Annual Population Trends, 1995-2016
Loudoun County, Virginia

| Year | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 |
|----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Population | 112,843 | 121,596 | 132,349 | 141,756 | 156,374 | 169,599 | 185,120 | 196,314 | 211,146 | 228,332 | 241,963 |
| Percent Change | 7.5% | 7.8% | 8.8% | 7.1% | 10.3% | 8.5% | 9.2% | 6.0% | 7.6% | 8.1% | 6.0% |

| Year | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Population | 257,706 | 273,448 | 286,566 | 299,684 | 312,802 | 325,920 | 338,213 | 350,229 | 362,245 | 374,261 | 386,277 |
| Percent Change | 6.5% | 6.1% | 4.8% | 4.6% | 4.4% | 4.2% | 3.8% | 3.6% | 3.4% | 3.3% | 3.2% |

Sources: U.S. Census Bureau and Loudoun County Fiscal Impact Committee.

Household Trends -- Loudoun County

A household is a single, occupied housing unit that may be inhabited by a single person, one or more families, or one or more unrelated individuals. According to the 2000 Census, the average household size was 2.82 placing Loudoun County among the top 7 percent of counties in the United States. The number of households is estimated to increase by 60 percent over the next decade.

Table A-2
Household Trends, 1995-2016
Loudoun County, Virginia

| Year | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 |
|----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Households | 40,504 | 43,850 | 47,301 | 51,321 | 55,504 | 59,900 | 65,357 | 69,400 | 74,703 | 80,857 | 85,608 |
| Percent Change | 7.7% | 8.3% | 7.9% | 8.5% | 8.2% | 7.9% | 9.1% | 6.2% | 7.6% | 8.2% | 5.9% |

| Year | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Households | 91,193 | 96,777 | 101,431 | 106,085 | 110,739 | 115,392 | 119,744 | 123,997 | 128,249 | 132,502 | 136,755 |
| Percent Change | 6.5% | 6.1% | 4.8% | 4.6% | 4.4% | 4.2% | 3.8% | 3.6% | 3.4% | 3.3% | 3.2% |

Sources: U.S. Census Bureau and Loudoun County Fiscal Impact Committee.

Age Characteristics of Residents -- Loudoun County

Relative to the U.S., Loudoun County has a young population. Children under 18 years of age comprise 33 percent of Loudoun's population. Nationally, children account for 25 percent. In Loudoun County the share of the population between 25 and 54, the majority of the working population, is 48 percent versus 42 percent in the U.S. Conversely, Loudoun's share of seniors 55 and older is only 13 percent as compared to 23 percent for the U.S.

Table A-3
Age Characteristics of Residents, 2005
Loudoun County, Virginia

| Age Cohort | Number | Distribution |
|-------------------|----------------|--------------|
| Less than 5 Years | 23,712 | 9.8% |
| 5 to 11 Years | 33,633 | 13.9% |
| 12 to 15 Years | 15,728 | 6.5% |
| 16 to 20 Years | 12,582 | 5.2% |
| 21 to 24 Years | 7,259 | 3.0% |
| 25 to 34 Years | 30,487 | 12.6% |
| 35 to 44 Years | 52,990 | 21.9% |
| 45 to 54 Years | 33,633 | 13.9% |
| 55 to 64 Years | 18,631 | 7.7% |
| 65 to 74 Years | 7,562 | 3.1% |
| 75 to 84 Years | 4,113 | 1.7% |
| 85 Years and Over | 1,375 | 0.6% |
| Total | 241,963 | |
| 18 Years and Over | 163,083 | 67.4% |
| 21 Years and Over | 156,308 | 64.6% |

Note: Values may not total due to rounding errors.

Sources: U.S. Census Bureau, ESRI Business Information Solutions forecasts for 2005, and Loudoun County Department of Economic Development.

Race and Ethnic Characteristics -- Loudoun County

Beginning in 2000, the U.S. Census Bureau's methodology for reporting racial profiles allowed for the option of selecting more than one race. Note that Hispanic is an ethnicity, and therefore, can be of any race. This information is often used in writing grants, advertising, and marketing.

Table A-4
Race and Ethnic Characteristics of Residents, 2005
Loudoun County, Virginia

| Race and Ethnicity | Population | | 2005 Distribution |
|---------------------|----------------|----------------|-------------------|
| | 2000 | 2005 | |
| One Race | 165,469 | 234,762 | 97.0% |
| White | 140,419 | 194,189 | 80.3% |
| Black | 11,683 | 17,455 | 7.2% |
| American Indian | 358 | 544 | 0.2% |
| Asian | 9,067 | 15,500 | 6.4% |
| Pacific Islander | 105 | 166 | 0.1% |
| Other | 3,837 | 6,898 | 2.9% |
| Two or more races | 4,130 | 7,201 | 3.0% |
| Total | 169,599 | 241,963 | 100.0% |
| Hispanic (any race) | 10,089 | 18,586 | 7.7% |

Sources: U.S. Census Bureau, ESRI Business Information Solutions forecasts for 2005, and Loudoun County Department of Economic Development.

Population of Towns and Planning Subareas -- Loudoun County

Among the seven incorporated towns within Loudoun County, Purcellville experienced the fastest population growth rate between 2000 and 2005. Dulles was the fastest growing planning subarea, followed by Ashburn. For reference, maps depicting the towns and planning subareas are provided on pages 70 and 71, respectively.

Table A-5
Population of Incorporated Towns and Planning Subareas, 2005
Loudoun County, Virginia

| | 2000 | | 2005 | | Change 2000-2005 | |
|---------------------------|----------------|---------------|----------------|---------------|------------------|--------------|
| | Population | Distribution | Population | Distribution | Number | Percent |
| Incorporated Towns | | | | | | |
| Hamilton | 562 | 1.6% | 565 | 1.3% | 3 | 0.5% |
| Hillsboro | 96 | 0.3% | 96 | 0.2% | 0 | 0.0% |
| Leesburg | 28,311 | 82.0% | 36,016 | 80.5% | 7,705 | 27.2% |
| Lovettsville | 853 | 2.5% | 1,123 | 2.5% | 270 | 31.7% |
| Middleburg | 632 | 1.8% | 641 | 1.4% | 9 | 1.4% |
| Purcellville | 3,584 | 10.4% | 5,766 | 12.9% | 2,182 | 60.9% |
| Round Hill | 500 | 1.4% | 521 | 1.2% | 21 | 4.2% |
| Total | 34,538 | 100.0% | 44,728 | 100.0% | 10,190 | 29.5% |
| Planning Subareas | | | | | | |
| Ashburn | 33,581 | 19.8% | 61,708 | 25.5% | 28,127 | 83.8% |
| Dulles | 7,795 | 4.6% | 21,202 | 8.8% | 13,407 | 172.0% |
| Leesburg | 31,840 | 18.8% | 46,161 | 19.1% | 14,321 | 45.0% |
| Northwest | 6,499 | 3.8% | 8,585 | 3.5% | 2,086 | 32.1% |
| Potomac | 39,115 | 23.1% | 42,698 | 17.6% | 3,583 | 9.2% |
| Route 15 North | 2,506 | 1.5% | 3,585 | 1.5% | 1,079 | 43.1% |
| Route 15 South | 2,403 | 1.4% | 2,862 | 1.2% | 459 | 19.1% |
| Route 7 West | 12,354 | 7.3% | 18,261 | 7.5% | 5,907 | 47.8% |
| Southwest | 6,056 | 3.6% | 6,862 | 2.8% | 806 | 13.3% |
| Sterling | 27,450 | 16.2% | 30,039 | 12.4% | 2,589 | 9.4% |
| Total | 169,599 | 100.0% | 241,963 | 100.0% | 72,364 | 42.7% |

Sources: U.S. Census Bureau and Loudoun County Department of Economic Development.

Population by Zip Code -- Loudoun County

The Ashburn (20147) and Sterling (20164) zip codes contain the highest concentration of population. Since 2000, the fastest growing areas by zip code are Ashburn (20148) and Chantilly (20152), growing by 162 percent and 136 percent respectively. Also increasing by more than 100 percent are Ashburn (20147) and Arcola (20107). A zip code map is provided on page 72.

Table A-6
Population by Zip Code, 2005
Loudoun County, Virginia

| | 2000 | | 2005 | |
|----------------------------|--------|--------------|--------|--------------|
| | Total | Distribution | Total | Distribution |
| 20105 Aldie, VA | 1,451 | 0.77% | 2,591 | 0.94% |
| 20107 Arcola, VA | 21 | 0.01% | 43 | 0.02% |
| 20117 Middleburg, VA * | 3,170 | 1.69% | 3,471 | 1.25% |
| 20129 Paeonian Springs, VA | 231 | 0.12% | 289 | 0.10% |
| 20132 Purcellville, VA | 8,904 | 4.75% | 11,731 | 4.24% |
| 20135 Bluemont, VA * | 2,497 | 1.33% | 2,761 | 1.00% |
| 20141 Round Hill, VA | 2,962 | 1.58% | 3,585 | 1.30% |
| 20147 Ashburn, VA | 29,479 | 15.71% | 64,137 | 23.17% |
| 20148 Ashburn, VA | 3,808 | 2.03% | 9,994 | 3.61% |
| 20152 Chantilly, VA | 6,490 | 3.46% | 15,347 | 5.55% |
| 20158 Hamilton, VA | 3,231 | 1.72% | 3,947 | 1.43% |
| 20164 Sterling, VA | 35,102 | 18.71% | 40,228 | 14.54% |
| 20165 Sterling, VA | 26,832 | 14.30% | 33,274 | 12.02% |
| 20166 Sterling, VA | 4,041 | 2.15% | 5,763 | 2.08% |
| 20175 Leesburg, VA | 16,915 | 9.02% | 22,962 | 8.30% |
| 20176 Leesburg, VA | 19,449 | 10.37% | 30,871 | 11.15% |
| 20180 Lovettsville, VA | 4,229 | 2.25% | 5,230 | 1.89% |
| 20184 Upperville, VA * | 910 | 0.49% | 914 | 0.33% |
| 20197 Waterford, VA | 1,185 | 0.63% | 1,475 | 0.53% |
| 22066 Great Falls, VA * | 16,713 | 8.91% | 18,149 | 6.56% |

Sources: U.S. Bureau of the Census; ESRI Business Information Solutions forecasts for 2005. Compiled by: Loudoun County Department of Economic Development.

* Only portion of zip code in Loudoun County.

Note: Since only a portion of some zip codes are in Loudoun County, the summation of all zip codes will not equal total population in Loudoun County.

Comparative Demographic Characteristics

With over 2.4 million residents in 2005, Northern Virginia represented a sizable and diverse market. The disproportionately large working-age population and the relatively high incomes in Northern Virginia supports a dynamic and prosperous economy.

Table A-7

Comparative Demographic Overview, 2005

United States • Virginia • Washington, D.C. Metro Area • Northern Virginia • Loudoun County

| | United States | Commonwealth of Virginia | Washington DC Metro Area | Northern Virginia Region | Loudoun County, VA* |
|---------------------------------|---------------|--------------------------|--------------------------|--------------------------|---------------------|
| Population | | | | | |
| Total | 298,727,898 | 7,630,256 | 5,284,007 | 2,434,039 | 257,240 |
| Age 0 to 19 Years | 83,112,193 | 2,051,345 | 1,480,308 | 688,811 | 88,962 |
| Age 20 to 64 Years | 178,094,153 | 4,698,029 | 3,297,751 | 1,545,140 | 154,300 |
| Age 65 Years and older | 37,521,552 | 880,882 | 505,948 | 200,088 | 13,978 |
| Median Age (years) | 36.3 | 37.0 | 36.1 | 35.8 | 34.4 |
| Race/Ethnicity | | | | | |
| White | 218,920,261 | 5,369,551 | 3,042,077 | 1,695,038 | 206,450 |
| Black or African American | 37,436,126 | 1,526,287 | 1,366,705 | 277,211 | 18,557 |
| Native American | 2,675,097 | 24,381 | 17,123 | 7,763 | 589 |
| Asian/Pacific Islander | 12,853,613 | 337,207 | 419,860 | 229,587 | 16,656 |
| Other | 18,706,343 | 186,320 | 254,368 | 128,204 | 7,334 |
| Two or more | 8,136,458 | 186,510 | 183,874 | 96,236 | 7,654 |
| Hispanic Population | 43,180,672 | 449,701 | 577,365 | 303,270 | 19,760 |
| Households | | | | | |
| Number | 112,448,901 | 2,930,113 | 1,989,946 | 908,531 | 91,175 |
| Average Household Size | 2.6 | 2.5 | 2.6 | 2.7 | 2.8 |
| Income (current dollars) | | | | | |
| Per Capita Income | \$26,228 | \$30,810 | \$38,568 | \$42,590 | \$42,669 |
| Average Household Income | \$68,694 | \$78,954 | \$101,717 | \$113,691 | \$120,235 |

Source: U.S. Bureau of the Census, 2000 Census of the Population and Households. ESRI Business Information Solutions forecasts for 2005.

* ESRI estimates for Loudoun County differ from county estimates and are presented here for consistency with regional, state, and national data. See Tables A-1b for Loudoun County population estimates.

Population -- Northern Virginia

Over the last five years, the population in Northern Virginia increased by 15 percent. During the same period, the population of Loudoun County increased by 52 percent, an increase of over 87,000 persons. According to U.S. Census Bureau estimates, Loudoun County was the fastest growing county with a population greater than 100,000 in the U.S. between 2000 and 2005.

Table A-8
Population, 2000 and 2005
Northern Virginia Jurisdictions

| Jurisdiction | Population | | Distribution | Change 2000-2005 | |
|-----------------------|------------------|------------------|---------------|------------------|--------------|
| | 2000 | 2005 | 2005 | Number | Percent |
| Alexandria City | 128,283 | 138,004 | 5.7% | 9,721 | 7.6% |
| Arlington County | 189,453 | 197,806 | 8.1% | 8,353 | 4.4% |
| Clarke County | 12,652 | 13,572 | 0.6% | 920 | 7.3% |
| Fairfax City | 21,498 | 23,059 | 0.9% | 1,561 | 7.3% |
| Fairfax County | 969,749 | 1,036,578 | 42.6% | 66,829 | 6.9% |
| Falls Church City | 10,377 | 10,648 | 0.4% | 271 | 2.6% |
| Fauquier County | 55,139 | 63,225 | 2.6% | 8,086 | 14.7% |
| Fredericksburg City | 19,279 | 19,976 | 0.8% | 697 | 3.6% |
| Loudoun County | 169,599 | 257,240 ** | 10.6% | 87,641 | 51.7% |
| Manassas City | 35,135 | 37,423 | 1.5% | 2,288 | 6.5% |
| Manassas Park City | 10,290 | 12,561 | 0.5% | 2,271 | 22.1% |
| Prince William County | 280,813 | 354,039 | 14.5% | 73,226 | 26.1% |
| Spotsylvania County | 90,395 | 115,420 | 4.7% | 25,025 | 27.7% |
| Stafford County | 92,446 | 119,844 | 4.9% | 27,398 | 29.6% |
| Warren County | 31,584 | 34,644 | 1.4% | 3,060 | 9.7% |
| Total | 2,116,692 | 2,434,039 | 100.0% | 317,347 | 15.0% |

Sources: U.S. Bureau of the Census, 2000 Census of the Population and Households. ESRI Business Information Solutions forecasts for 2005.

** ESRI's 2005 data for Loudoun County differs from County estimates and is presented here for consistency with regional data. See Table A-1b for Loudoun County population estimates.

Population Projections -- Northern Virginia

The population of Northern Virginia is projected to grow by 27.8 percent from 2000 to 2010. Loudoun County is projected to be the fastest growing jurisdiction in Northern Virginia with a population increase of 87.6 percent from 2000 to 2010.

Table A-9
Population Projections, 1990-2030
Northern Virginia Jurisdictions*

| Jurisdiction | Population (in thousands) | | | | | Percent Change | | | | Percent of Region | | | | |
|----------------------------------|---------------------------|----------------|----------------|----------------|----------------|----------------|--------------|--------------|-------------|-------------------|---------------|---------------|---------------|---------------|
| | 1990 | 2000 | 2010 | 2020 | 2030 | 1990-2000 | 2000-10 | 2010-20 | 2020-30 | 1990 | 2000 | 2010 | 2020 | 2030 |
| Alexandria City | 111.2 | 128.3 | 143.9 | 152.6 | 158.4 | 15.4% | 12.2% | 6.0% | 3.8% | 7.3% | 6.7% | 5.9% | 5.6% | 5.5% |
| Arlington County | 170.9 | 190.3 | 212.2 | 233.1 | 242.9 | 11.4% | 11.5% | 9.8% | 4.2% | 11.2% | 10.0% | 8.7% | 8.5% | 8.4% |
| Fairfax City | 19.6 | 21.5 | 23.9 | 26.0 | 26.1 | 9.7% | 11.2% | 8.8% | 0.4% | 1.3% | 1.1% | 1.0% | 0.9% | 0.9% |
| Fairfax County | 818.6 | 969.8 | 1,133.0 | 1,193.4 | 1,201.5 | 18.5% | 16.8% | 5.3% | 0.7% | 53.6% | 50.8% | 46.5% | 43.6% | 41.6% |
| Falls Church City | 9.6 | 10.4 | 12.3 | 14.7 | 15.2 | 8.3% | 18.3% | 19.5% | 3.4% | 0.6% | 0.5% | 0.5% | 0.5% | 0.5% |
| Loudoun County | 86.1 | 169.6 | 318.1 | 422.9 | 480.6 | 97.0% | 87.6% | 32.9% | 13.6% | 5.6% | 8.9% | 13.0% | 15.4% | 16.6% |
| Manassas City/Manassas Park City | 34.7 | 45.4 | 51.9 | 53.6 | 54.3 | 30.8% | 14.3% | 3.3% | 1.3% | 2.3% | 2.4% | 2.1% | 2.0% | 1.9% |
| Prince William County | 215.7 | 280.8 | 415.3 | 488.2 | 531.0 | 30.2% | 47.9% | 17.6% | 8.8% | 14.1% | 14.7% | 17.0% | 17.8% | 18.4% |
| Stafford County | 61.2 | 92.4 | 127.9 | 154.7 | 180.4 | 51.0% | 38.4% | 21.0% | 16.6% | 4.0% | 4.8% | 5.2% | 5.6% | 6.2% |
| Total | 1,527.6 | 1,908.5 | 2,438.5 | 2,739.2 | 2,890.4 | 24.9% | 27.8% | 12.3% | 5.5% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |

Source: Metropolitan Washington Council of Governments (MWCOC), Round 7.0 Cooperative Intermediate Forecast.

* MWCOC member jurisdictions.

Household Projections -- Northern Virginia

The regional forecast, generated by the Metropolitan Washington Council of Governments (MWCOG), projects that the number of households in the Northern Virginia region will grow by 27.0 percent from 2000 to 2010. Loudoun County is projected to move from sixth place in the region in 1990 to third by 2010.

Table A-10
Household Projections
Northern Virginia Jurisdictions*

| Jurisdiction | Households (in thousands) | | | | | Percent Change | | | | Percent of Region | | | | |
|----------------------------------|---------------------------|--------------|--------------|----------------|----------------|----------------|--------------|--------------|-------------|-------------------|---------------|---------------|---------------|---------------|
| | 1990 | 2000 | 2010 | 2020 | 2030 | 1990-2000 | 2000-10 | 2010-20 | 2020-30 | 1990 | 2000 | 2010 | 2020 | 2030 |
| Alexandria City | 53.3 | 61.9 | 71.0 | 76.4 | 80.6 | 16.1% | 14.7% | 7.6% | 5.5% | 9.0% | 8.3% | 7.5% | 7.2% | 7.2% |
| Arlington County | 78.5 | 86.9 | 99.6 | 111.5 | 116.7 | 10.7% | 14.6% | 11.9% | 4.7% | 13.3% | 11.7% | 10.6% | 10.5% | 10.4% |
| Fairfax City | 7.4 | 8.2 | 9.2 | 10.0 | 10.4 | 10.8% | 12.2% | 8.7% | 4.0% | 1.3% | 1.1% | 1.0% | 0.9% | 0.9% |
| Fairfax County | 292.3 | 350.7 | 411.5 | 432.6 | 435.4 | 20.0% | 17.3% | 5.1% | 0.6% | 49.5% | 47.2% | 43.6% | 40.8% | 38.8% |
| Falls Church City | 4.2 | 4.5 | 5.5 | 6.9 | 7.2 | 7.1% | 22.2% | 25.5% | 4.3% | 0.7% | 0.6% | 0.6% | 0.7% | 0.6% |
| Loudoun County | 30.7 | 59.9 | 112.7 | 149.7 | 170.2 | 95.1% | 88.1% | 32.8% | 13.7% | 5.2% | 8.1% | 12.0% | 14.1% | 15.2% |
| Manassas City/Manassas Park City | 34.7 | 45.4 | 51.9 | 53.6 | 54.3 | 30.8% | 14.3% | 3.3% | 1.3% | 5.9% | 6.1% | 5.5% | 5.0% | 4.8% |
| Prince William County | 69.7 | 94.6 | 140.2 | 168.4 | 184.3 | 35.7% | 48.2% | 20.1% | 9.4% | 11.8% | 12.7% | 14.9% | 15.9% | 16.4% |
| Stafford County | 19.4 | 30.7 | 41.4 | 52.4 | 63.5 | 58.2% | 34.9% | 26.6% | 21.2% | 3.3% | 4.1% | 4.4% | 4.9% | 5.7% |
| Total | 590.2 | 742.8 | 943.0 | 1,061.5 | 1,122.6 | 25.9% | 27.0% | 12.6% | 5.8% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |

Source: Metropolitan Washington Council of Governments (MWCOG), Round 7.0 Cooperative Intermediate Forecast.

* MWCOG member jurisdictions.

Section B - Income

Income trends reflect the standard of living that people can afford and the extent to which living standards vary from person to person.

While reviewing this section the following definitions may be helpful:

- **Per capita income** is derived by dividing the total personal income by the total population, where personal income is the sum of wages and salaries, other labor income, proprietors' income, rental income of persons, dividend income, personal interest income, and transfer payments less personal contributions for social insurance.
- **Average household income** is derived by dividing the total personal income by the number of households.
- **Adjusted gross income (AGI)** is data gathered from income tax returns. AGI is income from taxable sources (wages and salaries, interest, dividends, and rents and royalties) minus allowable adjustments, but not including standard and itemized deductions.

Because Loudoun County has a high concentration of children who do not earn an income, the county's per capita income is lower than other areas of comparison that have lower populations of children. Loudoun ranks fifth in Northern Virginia in both per capita income and average household income, and is first in the state in adjusted gross income for married couples.

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Loudoun County

- B-1 Per Capita and Household Income Trends. 14

Regional

- B-2 Income Characteristics -- Northern Virginia Jurisdictions. 15
- B-3 Income Reported on Federal Tax Returns -- Northern Virginia Jurisdictions. 16

Per Capita and Household Income Trends -- Loudoun County

Both the per capita income and the average household income are higher in Loudoun County than nationally and in the Commonwealth of Virginia. The U.S. per capita income for 2005 was \$26,228, and the average household income was \$68,694. In Virginia, the per capita income was \$30,810, and the average household income was \$78,954. When analyzing and comparing Loudoun's per capita income, keep in mind that the high population of children in the county that do not earn an income lowers the calculated per capita income value.

Table B-1
Per Capita and Household Income* Trends, 2000-2010
Loudoun County, Virginia

| | Per Capita | | | Average Household | | |
|----------------|------------|----------|----------|-------------------|-----------|-----------|
| | 2000 | 2005 | 2010 | 2000 | 2005 | 2010 |
| Loudoun County | \$33,530 | \$42,669 | \$53,178 | \$94,815 | \$120,235 | \$149,753 |
| Virginia | \$23,975 | \$30,810 | \$39,485 | \$61,618 | \$78,954 | \$101,231 |
| United States | \$21,587 | \$26,228 | \$32,206 | \$56,644 | \$68,694 | \$84,334 |

Source: U.S. Bureau of the Census, 2000 Census of the Population and Households. ESRI forecasts for 2005.

* Income in current dollars.

Income Characteristics -- Northern Virginia

The tremendous wealth of the region is reflected in the following income data. According to 2005 estimates, the City of Falls Church leads the region in per capita income, and Fairfax County leads the region in average household income. Nationally, less than 20 percent of households have incomes over \$100,000, compared to 42 percent in Northern Virginia. At the other end of the spectrum, 24 percent of households in the U.S. have incomes under \$25,000, compared to 8 percent in Northern Virginia.

Table B-2
Income Characteristics, 2005
Northern Virginia Jurisdictions

| Jurisdiction | Income (current \$) | | Percent of Households with Incomes (in current \$) | | | | | | |
|------------------------------|---------------------|-------------------|--|-------------------|-------------------|-------------------|---------------------|---------------------|-------------|
| | Per Capita | Average Household | Less than \$15,000 | \$15,000-\$24,999 | \$25,000-\$49,999 | \$50,000-\$99,999 | \$100,000-\$149,999 | \$150,000-\$199,999 | \$200,000+ |
| Alexandria City | \$50,123 | \$102,978 | 6.5% | 5.3% | 21.0% | 34.3% | 16.5% | 7.2% | 9.2% |
| Arlington County | \$50,865 | \$110,739 | 5.8% | 4.4% | 17.2% | 33.6% | 19.6% | 9.3% | 10.1% |
| Clarke County | \$31,379 | \$77,070 | 8.0% | 6.7% | 23.4% | 38.1% | 16.0% | 4.1% | 3.6% |
| Fairfax City | \$40,387 | \$106,545 | 3.3% | 3.4% | 15.9% | 38.1% | 21.7% | 9.4% | 8.1% |
| Fairfax County | \$48,652 | \$132,833 | 3.1% | 2.7% | 11.9% | 31.7% | 24.8% | 12.4% | 13.4% |
| Falls Church City | \$55,769 | \$129,215 | 4.2% | 3.8% | 12.9% | 30.4% | 23.3% | 11.9% | 13.6% |
| Fauquier County | \$36,622 | \$99,680 | 6.0% | 4.9% | 18.0% | 36.0% | 20.5% | 6.9% | 7.7% |
| Fredericksburg City | \$30,005 | \$65,532 | 15.4% | 12.6% | 28.5% | 27.1% | 8.5% | 3.7% | 4.2% |
| Loudoun County | \$42,669 | \$120,235 | 2.3% | 2.5% | 11.7% | 34.6% | 27.5% | 11.4% | 9.9% |
| Manassas City | \$29,745 | \$87,659 | 4.6% | 4.8% | 19.9% | 41.1% | 19.8% | 5.1% | 4.7% |
| Manassas Park City | \$25,645 | \$81,275 | 4.0% | 4.4% | 19.4% | 48.6% | 16.9% | 3.5% | 3.2% |
| Prince William County | \$32,012 | \$93,371 | 3.3% | 3.8% | 18.3% | 39.8% | 23.1% | 7.1% | 4.7% |
| Spotsylvania County** | \$27,894 | \$79,009 | 4.5% | 6.2% | 22.3% | 42.8% | 17.4% | 3.9% | 2.9% |
| Stafford County | \$29,956 | \$90,282 | 3.6% | 3.8% | 17.1% | 43.5% | 21.7% | 6.3% | 3.9% |
| Warren County | \$24,123 | \$61,917 | 10.8% | 8.6% | 29.4% | 36.9% | 10.6% | 1.9% | 1.7% |
| All Northern Virginia | \$42,590 | \$113,691 | 4.0% | 3.7% | 15.5% | 34.9% | 22.6% | 9.7% | 9.7% |

Sources: U.S. Bureau of the Census, 2000 Census of the Population and Households. ESRI forecasts for 2005.

Income Reported on Federal Tax Returns for Married Couples -- Northern Virginia

The Adjusted Gross Income (AGI) is income from taxable sources (wages and salaries, interest, dividends, and rents and royalties) minus the maximum allowable adjustments, but not including standard and itemized deductions. Loudoun County had the highest AGI for married couples in Virginia in 2003.

Table B-3
Married Couple Median* Adjusted Gross Income, 1993-2003
Northern Virginia Jurisdictions

| Jurisdiction | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 |
|--------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Alexandria City, VA | \$57,405 | \$53,976 | \$55,885 | \$57,109 | \$60,097 | \$63,377 | \$68,178 | \$73,336 | \$75,145 | \$74,630 | \$75,643 |
| Arlington, VA | \$57,875 | \$58,377 | \$59,723 | \$62,617 | \$66,547 | \$70,735 | \$75,298 | \$76,501 | \$76,566 | \$76,660 | \$77,407 |
| Clarke, VA | \$39,330 | \$40,373 | \$42,448 | \$44,605 | \$48,667 | \$52,156 | \$54,620 | \$59,178 | \$61,768 | \$63,865 | \$64,432 |
| Fairfax, VA | \$68,281 | \$69,282 | \$71,064 | \$73,785 | \$75,982 | \$77,173 | \$78,168 | \$78,880 | \$78,927 | \$78,606 | \$78,906 |
| Fairfax City, VA | \$54,305 | \$55,413 | \$56,530 | \$56,895 | \$61,219 | \$64,115 | \$67,742 | \$74,083 | \$73,501 | \$72,915 | \$74,872 |
| Falls Church City, VA | \$62,129 | \$66,526 | \$65,514 | \$69,402 | \$75,474 | \$75,567 | \$77,598 | \$78,955 | \$78,654 | \$78,502 | \$79,535 |
| Fauquier, VA | \$48,560 | \$50,070 | \$52,232 | \$54,391 | \$58,112 | \$61,705 | \$65,674 | \$69,511 | \$71,944 | \$72,814 | \$74,677 |
| Fredericksburg City, VA | \$36,878 | \$37,665 | \$39,744 | \$41,138 | \$43,734 | \$47,866 | \$48,825 | \$53,108 | \$53,103 | \$53,960 | \$56,310 |
| Loudoun, VA | \$61,923 | \$63,435 | \$65,553 | \$69,152 | \$74,376 | \$77,033 | \$78,798 | \$80,122 | \$80,759 | \$80,436 | \$80,709 |
| Manassas City, VA | \$54,434 | \$55,197 | \$56,329 | \$59,289 | \$62,347 | \$65,143 | \$67,649 | \$69,817 | \$71,005 | \$70,238 | \$69,117 |
| Manassas Park City, VA | \$43,088 | \$43,637 | \$45,734 | \$47,717 | \$50,480 | \$52,905 | \$55,402 | \$60,724 | \$63,275 | \$62,488 | \$63,576 |
| Prince William, VA | \$55,705 | \$56,509 | \$57,608 | \$59,624 | \$62,541 | \$65,832 | \$68,936 | \$72,631 | \$75,009 | \$75,192 | \$75,717 |
| Spotsylvania, VA | \$45,317 | \$46,386 | \$47,928 | \$49,719 | \$52,814 | \$55,838 | \$58,689 | \$61,033 | \$62,998 | \$64,439 | \$66,403 |
| Stafford, VA | \$51,337 | \$52,438 | \$54,066 | \$56,773 | \$59,880 | \$62,771 | \$66,554 | \$70,892 | \$74,178 | \$75,287 | \$76,156 |
| Warren, VA | \$34,820 | \$36,132 | \$37,626 | \$39,639 | \$41,917 | \$44,280 | \$46,570 | \$50,063 | \$51,958 | \$53,404 | \$55,076 |
| Northern Virginia | \$59,383 | \$60,291 | \$61,861 | \$64,258 | \$67,815 | \$71,521 | \$75,183 | \$76,520 | \$76,955 | \$76,852 | \$77,357 |
| Virginia | \$41,582 | \$42,577 | \$43,869 | \$45,482 | \$48,078 | \$50,849 | \$53,745 | \$56,530 | \$57,619 | \$57,924 | \$59,250 |

Sources: Virginia Department of Taxation and Weldon Copper Center for Public Service, University of Virginia.

* The median is the middle of a distribution: half the scores are above the median and half are below the median.

Section C - Labor Market

The labor market is a significant indicator of the economic and social condition of a community. It defines the supply and demand for employment, and the strength of the businesses that support that demand. From this information, conclusions can be drawn about the economic motivation of the county's population, the availability of jobs, the social climate of the area, and the standards of living.

In analyzing the status of a community's labor force, the following definitions may be helpful:

- **Civilian labor force** includes all county residents, 16 and older, who are either working or looking for work.
- **Unemployment number** refers to people who had no employment, but were actively seeking work.
- **Unemployment rate** is equal to unemployment divided by labor force.

Loudoun County benefits from being part of the Washington, D.C. metropolitan area, one of the most stable employment markets in the nation. With a diverse employment base that includes many high-wage jobs, the county's residents find many options both within the county and throughout the prosperous Washington, D.C. metropolitan area.

In this Section:

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- C-1 Civilian Labor Force Trends. 18

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- C-2 Civilian Labor Force -- Northern Virginia Jurisdictions. 19
- C-3 Occupational and Wage Characteristics -- Washington, D.C. Metropolitan Area. 20

Civilian Labor Force Trends -- Loudoun County

The civilian labor force represents the number of people 16 and older who are eligible to work and reside in Loudoun County. The labor market in Loudoun County increased a dramatic 106 percent during the last ten years. Through the latest recession, the county's unemployment rate did not rise above 3.5 percent.

Table C-1
Civilian Labor Force Trends, 1995-2005
Loudoun County, Virginia

| Year | Civilian Labor Force | Employed Persons | Unemployment | |
|------|-------------------------|---------------------|--------------|------|
| | | | Number | Rate |
| 1995 | 69,040 | 67,130 | 1,910 | 2.8% |
| 1996 | 70,961 | 69,300 | 1,661 | 2.3% |
| 1997 | 76,036 | 74,619 | 1,417 | 1.9% |
| 1998 | 83,090 | 82,074 | 1,016 | 1.2% |
| 1999 | 90,439 | 89,465 | 974 | 1.1% |
| 2000 | 99,051 | 97,647 | 1,404 | 1.4% |
| 2001 | 108,511 | 105,817 | 2,694 | 2.5% |
| 2002 | 116,414 | 112,343 | 4,071 | 3.5% |
| 2003 | 124,968 | 121,421 | 3,547 | 2.8% |
| 2004 | 128,602 | 125,657 | 2,945 | 2.3% |
| 2005 | 142,021 | 139,248 | 2,773 | 2.0% |

Source: Virginia Employment Commission: LAUS Unit and Bureau of Labor Statistics.

Civilian Labor Force -- Northern Virginia

Loudoun contributes 10 percent to the labor force in the Northern Virginia region and is the third-largest labor market. Loudoun's unemployment rate was the lowest in the region in 2005.

Table C-2
Labor Force Characteristics, 2005
Northern Virginia Jurisdictions

| Jurisdiction | Civilian Labor Force | | Employment | Unemployment | |
|--------------------------|----------------------|---------------|------------------|---------------|-------------|
| | Number | Distribution | | Number | Rate |
| Alexandria City | 83,183 | 6.1% | 80,875 | 2,308 | 2.8% |
| Arlington County | 121,350 | 8.9% | 118,324 | 3,026 | 2.5% |
| Clarke County | 7,797 | 0.6% | 7,608 | 189 | 2.4% |
| Fairfax City | 13,296 | 1.0% | 12,938 | 358 | 2.7% |
| Fairfax County | 586,301 | 42.9% | 571,399 | 14,902 | 2.5% |
| Falls Church City | 6,648 | 0.5% | 6,432 | 216 | 3.2% |
| Fauquier County | 35,595 | 2.6% | 34,734 | 861 | 2.4% |
| Fredericksburg City | 11,470 | 0.8% | 10,957 | 513 | 4.5% |
| Loudoun County | 142,021 | 10.4% | 139,248 | 2,773 | 2.0% |
| Manassas City | 21,271 | 1.6% | 20,668 | 603 | 2.8% |
| Manassas Park City | 6,685 | 0.5% | 6,524 | 161 | 2.4% |
| Prince William County | 189,070 | 13.8% | 184,304 | 4,766 | 2.5% |
| Spotsylvania County | 61,245 | 4.5% | 59,817 | 1,428 | 2.3% |
| Stafford County | 61,803 | 4.5% | 60,331 | 1,472 | 2.4% |
| Warren County | 18,593 | 1.4% | 18,055 | 538 | 2.9% |
| Northern Virginia | 1,366,328 | 100.0% | 1,332,214 | 34,114 | 2.5% |
| Virginia | 3,933,949 | | 3,797,730 | 136,219 | 3.5% |
| U.S. | 149,320,000 | | 141,730,000 | 7,590,000 | 5.1% |

Source: Virginia Employment Commission: LAUS Unit and Bureau of Labor Statistics.

Occupational and Wage Characteristics -- Washington, D.C. Metropolitan Area

According to the Bureau of Labor Statistics, the occupational category with the most employees is Office and Administrative Support occupations. The highest paying occupations are those in Legal and Management occupations. For comparison, the average annual wage for the U.S. is \$37,440 and the average hourly wage is \$18.00.

Table C-3
Occupational and Wage Characteristics, November 2004
Washington, D.C. Metropolitan Statistical Area

| Occupational Category | Employed Persons | Distribution | Hourly Wage | | Average Annual Wage |
|--|------------------|---------------|----------------|----------------|---------------------|
| | | | Average | Median* | |
| Management occupations | 186,900 | 6.7% | \$47.21 | \$44.53 | \$98,190 |
| Business and financial operations occupations | 199,800 | 7.1% | \$33.11 | \$30.91 | \$68,860 |
| Computer and mathematical occupations | 194,980 | 7.0% | \$35.85 | \$35.29 | \$74,570 |
| Architecture and engineering occupations | 69,040 | 2.5% | \$35.54 | \$34.60 | \$73,920 |
| Life, physical, and social science occupations | 60,510 | 2.2% | \$36.90 | \$36.00 | \$76,750 |
| Community and social services occupations | 27,320 | 1.0% | \$22.06 | \$19.99 | \$45,890 |
| Legal occupations | 58,270 | 2.1% | \$48.14 | \$45.01 | \$100,140 |
| Education, training, and library occupations | 160,580 | 5.7% | \$23.54 | \$21.45 | \$48,950 |
| Arts, design, entertainment, sports, and media occupations | 55,380 | 2.0% | \$27.51 | \$24.94 | \$57,220 |
| Healthcare practitioners and technical occupations | 116,850 | 4.2% | \$32.59 | \$27.75 | \$67,800 |
| Healthcare support occupations | 42,620 | 1.5% | \$12.91 | \$11.98 | \$26,850 |
| Protective service occupations | 77,130 | 2.8% | \$19.10 | \$16.36 | \$39,720 |
| Food preparation and serving related occupations | 195,020 | 7.0% | \$9.34 | \$8.35 | \$19,440 |
| Building, grounds cleaning, maintenance occupations | 104,260 | 3.7% | \$10.92 | \$10.11 | \$22,710 |
| Personal care and service occupations | 58,570 | 2.1% | \$11.90 | \$10.08 | \$24,740 |
| Sales and related occupations | 264,680 | 9.4% | \$16.36 | \$11.14 | \$34,030 |
| Office and administrative support occupations | 497,320 | 17.7% | \$17.61 | \$15.75 | \$36,620 |
| Farming, fishing, and forestry occupations | 1,360 | 0.0% | \$12.62 | \$10.86 | \$26,240 |
| Construction and extraction occupations | 137,640 | 4.9% | \$18.65 | \$17.19 | \$38,790 |
| Installation, maintenance, and repair occupations | 97,510 | 3.5% | \$19.95 | \$18.99 | \$41,500 |
| Production occupations | 67,640 | 2.4% | \$15.87 | \$14.08 | \$33,010 |
| Transportation and material moving occupations | 129,020 | 4.6% | \$14.83 | \$12.50 | \$30,840 |
| All Occupations | 2,802,400 | 100.0% | \$23.51 | \$18.39 | \$48,900 |

Source: Bureau of Labor Statistics.

* The median is the middle of a distribution: half the values are above the median and half are below the median.

Section D - Employment

The employment, establishment, and wage information provided here is compiled from the Quarterly Census of Employment and Wages (QCEW), or ES202, program. The ES202 program is a Federal/State cooperative program that collects and compiles employment and wage data for workers covered by State unemployment insurance (UI) laws, and Federal civilian workers covered by Unemployment Compensation for Federal Employees. This data excludes proprietors, the self-employed, unpaid family members, and certain farm and domestic workers. The following are additional definitions that may be helpful when analyzing this data:

- **Employment** is the number of covered workers working in Loudoun County at the cited establishment.
- An **establishment** is an economic unit such as a farm, factory, store, or mine that produces goods or provides services. It is usually at a single physical location and engaged in one predominant type of economic activity. A business may have more than one establishment.
- **Wages** consist of earnings before payroll deductions, including production bonuses, incentive earnings, commissions and cost-of-living adjustment.

Loudoun County has a diverse employment base. Four industry sectors have a 10 percent or greater share of employment: Construction, Retail Trade, Information, and Services. This diversity has allowed the county to maintain stability when certain industries, or the economy in general, experience a slow down. Transportation and technology-related employment comprise a significant share of Loudoun's major businesses, including America Online, United Airlines, and Orbital Sciences Corporation.

In Northern Virginia, Loudoun County ranks third in employment, and is projected to lead all Northern Virginia counties in employment growth for each of the decades between 2000 and 2030.

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Employment Trends and Projections -- Loudoun County

The employment data described in these two tables represents the number of people working at businesses in Loudoun County. With the growth of the technology clusters in the 1980s and 1990s, the continued regional growth centered around the federal government, and the expansion activity at Washington Dulles International Airport, the county has experienced a high rate of employment growth. Employment is projected to increase by 58 percent between 2005 and 2016.

Table D-1a
Decennial Employment Trends and Projections, 1990-2030
Loudoun County, Virginia

| Year | 1990 | 2000 | 2010 | 2020 | 2030 |
|----------------|--------|--------|---------|---------|---------|
| Employment | 40,142 | 87,046 | 153,021 | 212,178 | 270,356 |
| Percent Change | 143.3% | 116.8% | 75.8% | 38.7% | 27.4% |

Table D-1b
Annual Employment Trends and Projections, 1995-2016
Loudoun County, Virginia

| | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 |
|----------------|--------|--------|--------|--------|--------|--------|--------|--------|---------|---------|---------|
| Employment | 51,795 | 55,139 | 60,712 | 65,791 | 76,405 | 87,406 | 97,200 | 99,012 | 104,514 | 112,187 | 119,933 |
| Percent Change | 10.2% | 6.5% | 10.1% | 8.4% | 16.1% | 14.4% | 11.2% | 1.9% | 5.6% | 7.3% | 6.9% |

| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|----------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Employment | 125,677 | 133,409 | 140,186 | 146,963 | 153,741 | 160,518 | 166,341 | 172,165 | 177,988 | 183,812 | 189,635 |
| Percent Change | 4.8% | 6.2% | 5.1% | 4.8% | 4.6% | 4.4% | 3.6% | 3.5% | 3.4% | 3.3% | 3.2% |

Sources: Virginia Employment Commission and Loudoun County Fiscal Impact Committee.

Trends in Employment -- Loudoun County

During the downturn in the national economy from 2000 through 2002, the county's job growth slowed; however, the county never had an overall net loss of jobs. The diversity of employment in Loudoun has allowed the county to maintain stability when certain industries, or the economy in general, has experienced a slow down. The mix of employment has remained relatively constant over the past 10 years. However, the Information sector grew significantly in its share, from 2 percent to over 8 percent, while the Transportation & Warehousing sector lost about 5 percent of its share, decreasing from 15 percent in 1995 to 10 percent in 2005.

Table D-2
Trends in Employment by NAICS Industry, 1995-2005
Loudoun County, Virginia

| North American Industry Classification System (NAICS) | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|----------------|----------------|
| Agricultural, Forestry, Fishing | 304 | 319 | 274 | 260 | 284 | 347 | 364 | 430 | 388 | 431 | 393 |
| Mining | 183 | 191 | 186 | 232 | 179 | 180 | 192 | 185 | 175 | 184 | (D) |
| Utilities | 94 | 85 | 85 | 92 | 88 | 91 | 92 | 105 | 95 | 94 | 91 |
| Construction | 4,918 | 5,068 | 5,845 | 6,697 | 7,034 | 8,243 | 10,061 | 10,409 | 10,982 | 12,848 | 13,700 |
| Manufacturing | 3,673 | 3,453 | 3,568 | 3,818 | 3,718 | 4,370 | 3,830 | 4,128 | 4,281 | 4,557 | 4,914 |
| Wholesale Trade | 2,192 | 2,106 | 2,210 | 2,291 | 2,285 | 2,500 | 2,637 | 2,812 | 2,903 | 3,098 | 3,127 |
| Retail Trade | 5,598 | 6,000 | 6,750 | 6,851 | 8,370 | 9,128 | 10,303 | 10,957 | 11,683 | 13,033 | 13,923 |
| Transportation & Warehousing | 7,517 | 7,716 | 8,134 | 9,242 | 10,808 | 11,850 | 12,297 | 11,450 | 11,332 | 10,281 | 12,129 |
| Information | 983 | 1,086 | 1,246 | 1,501 | 4,773 | 6,505 | 10,682 | 10,641 | 10,330 | 10,684 | 9,946 |
| Finance, Insurance, Real Estate | 2,172 | 2,337 | 2,476 | 2,645 | 2,641 | 2,868 | 2,875 | 2,974 | 3,435 | 3,493 | 3,927 |
| Services | 15,718 | 17,136 | 19,571 | 21,284 | 24,270 | 28,040 | 30,111 | 30,122 | 32,576 | 36,694 | 40,542 |
| Government: State | 623 | 585 | 630 | 602 | 662 | 709 | 802 | 800 | 813 | 817 | 876 |
| Government: Local | 5,312 | 5,492 | 5,856 | 6,403 | 7,133 | 7,947 | 8,766 | 9,901 | 10,709 | 11,379 | 12,439 |
| Government: Federal | 2,508 | 3,565 | 3,881 | 3,873 | 4,160 | 4,268 | 4,188 | 4,098 | 4,812 | 4,594 | 3,730 |
| Total All Industries | 51,795 | 55,139 | 60,712 | 65,791 | 76,405 | 87,046 | 97,200 | 99,012 | 104,514 | 112,187 | 119,933 |
| New Jobs | 4,793 | 3,344 | 5,573 | 5,079 | 10,614 | 10,641 | 10,154 | 1,812 | 5,502 | 7,673 | 7,746 |
| Percent Change | 10.2% | 6.5% | 10.1% | 8.4% | 16.1% | 13.9% | 11.7% | 1.9% | 5.6% | 7.3% | 6.9% |

(D) - Non-disclosable data.

Source: Virginia Employment Commission: Labor Market Statistics, Covered Employment and Wages. Second quarter data.

Note: Covered employment; data exclude self-employed.

Employment by Zip Code -- Loudoun County

Dulles (20166) is the largest employment center, followed by Leesburg (20176) and Ashburn (20147). This is not surprising as many of Loudoun's largest employers, AOL, Loudoun Hospital Center, and Verizon, are located in these zip codes. A zip code map is provided on page 72.

Table D-3
Employment by Zip Code, 2005
Loudoun County, Virginia

| Zip | City | Ag, Forestry, Fishing | Mining | Utilities | Construction | Manufac- turing | Wholesale Trade | Retail Trade | Trans & Warehousing | Information | FIRE* | Services | Public Administration | All Industries |
|---------------|------------------|--------------------------|--------|-----------|--------------|--------------------|--------------------|-----------------|------------------------|-------------|-------|----------|--------------------------|----------------|
| 20105 | Aldie | 6.1% | 0.0% | 0.0% | 1.1% | 0.0% | 0.0% | 0.3% | 0.0% | 0.0% | 0.1% | 0.5% | 0.0% | 0.4% |
| 20107 | Arcola | 0.0% | 0.0% | 0.0% | 0.2% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.1% | 0.0% | 0.1% |
| 20117 | Middleburg | 31.9% | 0.0% | 0.0% | 1.3% | 0.5% | 0.9% | 1.4% | 0.0% | 0.3% | 3.4% | 0.2% | 0.0% | 0.7% |
| 20129 | Paeonian Springs | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.2% | 0.1% | 0.0% | 0.1% |
| 20132 | Purcellville | 0.0% | 0.0% | 1.7% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| 20135 | Bluemont | 6.1% | 0.0% | 0.0% | 6.7% | 6.9% | 4.3% | 3.0% | 1.1% | 0.6% | 3.0% | 2.8% | 1.6% | 3.1% |
| 20141 | Round Hill | 3.2% | 0.0% | 0.0% | 0.5% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.4% | 0.0% | 0.2% |
| 20147 | Ashburn | 3.2% | 0.0% | 0.0% | 1.0% | 0.1% | 0.4% | 0.1% | 0.0% | 0.0% | 0.1% | 0.2% | 1.4% | 0.3% |
| 20148 | Ashburn | 0.3% | 0.0% | 0.0% | 5.8% | 11.8% | 10.5% | 7.2% | 0.7% | 31.4% | 14.9% | 8.4% | 0.1% | 9.0% |
| 20152 | Chantilly | 0.0% | 0.0% | 0.0% | 0.2% | 0.0% | 0.4% | 0.7% | 0.0% | 0.1% | 1.6% | 1.4% | 0.0% | 0.8% |
| 20158 | Hamilton | 5.0% | 44.9% | 0.0% | 9.9% | 1.6% | 0.8% | 1.7% | 1.3% | 0.1% | 1.9% | 4.0% | 0.0% | 3.4% |
| 20160 | Lincoln | 3.1% | 0.0% | 0.0% | 0.4% | 0.4% | 0.0% | 0.0% | 0.0% | 0.0% | 0.5% | 0.1% | 0.3% | 0.2% |
| 20164 | Sterling | 0.0% | 0.0% | 0.0% | 8.2% | 9.4% | 7.7% | 14.3% | 6.3% | 0.7% | 9.5% | 9.3% | 3.9% | 8.4% |
| 20165 | Sterling | 0.0% | 0.0% | 0.0% | 1.5% | 0.4% | 1.6% | 9.3% | 0.4% | 1.1% | 5.5% | 6.2% | 0.0% | 4.3% |
| 20166 | Dulles | 6.0% | 18.4% | 0.0% | 47.3% | 62.4% | 65.7% | 36.6% | 73.9% | 61.6% | 28.7% | 24.4% | 14.9% | 39.3% |
| 20175 | Leesburg | 2.6% | 36.7% | 90.9% | 9.3% | 3.9% | 2.4% | 6.1% | 0.5% | 2.3% | 16.7% | 10.0% | 23.5% | 8.3% |
| 20176 | Leesburg | 10.2% | 0.0% | 7.4% | 3.4% | 0.6% | 3.8% | 18.3% | 0.4% | 1.4% | 11.6% | 13.7% | 6.3% | 9.4% |
| 20180 | Lovettsville | 0.9% | 0.0% | 0.0% | 0.8% | 0.1% | 0.2% | 0.3% | 0.1% | 0.0% | 0.5% | 0.5% | 0.1% | 0.4% |
| 20184 | Upperville | 17.7% | 0.0% | 0.0% | 0.0% | 0.0% | 0.6% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.1% |
| 20197 | Waterford | 2.8% | 0.0% | 0.0% | 0.2% | 0.0% | 0.2% | 0.0% | 0.0% | 0.1% | 1.0% | 0.1% | 0.5% | 0.1% |
| 22066 | Great Falls | 0.0% | 0.0% | 0.0% | 0.2% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| Not Available | | 1.0% | 0.0% | 0.0% | 2.0% | 2.0% | 0.6% | 0.5% | 15.3% | 0.2% | 0.9% | 17.5% | 47.3% | 11.5% |

Source: Virginia Employment Commission: Labor Market Statistics, 2nd Quarter 2005. Compiled by: Loudoun County Department of Economic Development.

* Financial, Insurance, Real Estate.

Trends in Establishments -- Loudoun County

An establishment is usually at a single location and engaged in one predominant activity. While the number of establishments is used as an approximation of the number of businesses in the county, a company may be comprised of more than one establishment if they are in more than one location, or are engaged in multiple services or products that fall under different classifications. Approximately 83 percent of the businesses in Loudoun have 20 or fewer employees. Many of these small business are concentrated in those sectors with a high number of establishments, such as Services, Construction, and Retail.

Table D-4
Trends in Establishments by NAICS Industry, 1995-2005
Loudoun County, Virginia

| North American Industry Classification System (NAICS) | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Agricultural, Forestry, Fishing | 52 | 60 | 60 | 65 | 63 | 65 | 68 | 69 | 68 | 67 | 73 |
| Mining | 6 | 7 | 7 | 7 | 7 | 6 | 7 | 8 | 7 | 6 | (D) |
| Utilities | 3 | 3 | 4 | 5 | 5 | 4 | 4 | 5 | 6 | 5 | 4 |
| Construction | 498 | 494 | 510 | 552 | 557 | 591 | 669 | 708 | 748 | 806 | 837 |
| Manufacturing | 135 | 137 | 137 | 139 | 133 | 135 | 135 | 131 | 143 | 146 | 158 |
| Wholesale Trade | 177 | 186 | 197 | 215 | 244 | 266 | 315 | 338 | 336 | 352 | 364 |
| Retail Trade | 418 | 430 | 453 | 464 | 516 | 565 | 614 | 634 | 663 | 712 | 741 |
| Transportation & Warehousing | 125 | 129 | 134 | 148 | 162 | 184 | 191 | 198 | 206 | 219 | 235 |
| Information | 58 | 68 | 85 | 104 | 111 | 131 | 154 | 141 | 141 | 157 | 161 |
| Finance, Insurance, Real Estate | 266 | 271 | 288 | 295 | 315 | 360 | 382 | 401 | 415 | 475 | 530 |
| Services | 1,443 | 1,558 | 1,704 | 1,862 | 1,997 | 2,184 | 2,458 | 2,621 | 2,823 | 3,116 | 3,441 |
| Government: State | 20 | 20 | 19 | 19 | 19 | 19 | 20 | 19 | 19 | 19 | 20 |
| Government: Local | 28 | 28 | 27 | 26 | 31 | 31 | 31 | 31 | 31 | 31 | 106 |
| Government: Federal | 25 | 26 | 29 | 24 | 23 | 24 | 27 | 26 | 31 | 33 | 31 |
| Total All Industries | 3,254 | 3,417 | 3,654 | 3,925 | 4,183 | 4,565 | 5,075 | 5,330 | 5,637 | 6,144 | 6,707 |
| New Establishments | 1 | 163 | 237 | 271 | 258 | 382 | 510 | 255 | 307 | 507 | 563 |
| Percent Change | 0.0% | 5.0% | 6.9% | 7.4% | 6.6% | 9.1% | 11.2% | 5.0% | 5.8% | 9.0% | 9.2% |

(D) - Non-disclosable data.

Source: Virginia Employment Commission: Labor Market Statistics, Covered Employment and Wages; Second quarter data.

Note: Covered employment; data exclude self-employed.

Establishments by Zip Code -- Loudoun County

Just as with employment, the highest number of establishments can be found in Dulles (20166). The Leesburg zip codes (20175 and 20176) have a relatively high number of establishments due to their large number of Service and Retail sector businesses, as does Sterling (20164). A zip code map is provided on page 72.

Table D-5
Establishments by Zip Code, 2005
Loudoun County, Virginia

| Zip | City | Ag, Forestry, Fishing | Mining | Utilities | Construction | Manufac- turing | Wholesale Trade | Retail Trade | Trans & Warehousing | Information | FIRE* | Services | Public Administration | All Industries |
|---------------|------------------|--------------------------|--------|-----------|--------------|--------------------|--------------------|-----------------|------------------------|-------------|-------|----------|--------------------------|----------------|
| 20105 | Aldie | 6.9% | 0.0% | 0.0% | 2.1% | 0.0% | 0.0% | 1.0% | 0.4% | 0.7% | 0.4% | 1.2% | 0.0% | 1.1% |
| 20107 | Arcola | 0.0% | 0.0% | 0.0% | 0.4% | 0.0% | 0.0% | 0.1% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.1% |
| 20117 | Middleburg | 27.8% | 0.0% | 0.0% | 2.8% | 2.6% | 2.1% | 5.0% | 0.4% | 3.5% | 5.7% | 2.9% | 0.0% | 3.5% |
| 20129 | Paeonian Springs | 0.0% | 0.0% | 0.0% | 0.3% | 0.0% | 0.0% | 0.4% | 0.0% | 0.0% | 0.4% | 0.2% | 0.0% | 0.2% |
| 20132 | Purcellville | 0.0% | 0.0% | 20.0% | 0.0% | 0.0% | 0.0% | 0.3% | 0.4% | 0.0% | 0.0% | 0.1% | 0.0% | 0.1% |
| 20135 | Bluemont | 11.1% | 0.0% | 0.0% | 10.4% | 11.0% | 5.2% | 5.8% | 4.5% | 5.0% | 6.1% | 6.0% | 2.2% | 6.5% |
| 20141 | Round Hill | 4.2% | 0.0% | 0.0% | 1.0% | 0.0% | 0.0% | 0.0% | 0.4% | 0.0% | 0.0% | 0.5% | 0.0% | 0.5% |
| 20147 | Ashburn | 4.2% | 0.0% | 0.0% | 3.5% | 1.3% | 1.4% | 0.4% | 0.0% | 0.0% | 1.0% | 0.9% | 2.2% | 1.2% |
| 20148 | Ashburn | 1.4% | 0.0% | 0.0% | 6.4% | 7.1% | 14.5% | 6.4% | 5.8% | 10.6% | 10.7% | 12.2% | 1.1% | 10.0% |
| 20152 | Chantilly | 0.0% | 0.0% | 0.0% | 1.0% | 0.6% | 2.4% | 1.1% | 0.9% | 2.8% | 4.1% | 3.8% | 0.0% | 2.8% |
| 20158 | Hamilton | 2.8% | 40.0% | 0.0% | 6.0% | 3.2% | 2.8% | 2.1% | 5.8% | 2.8% | 2.9% | 3.6% | 0.0% | 3.7% |
| 20160 | Lincoln | 6.9% | 0.0% | 0.0% | 1.8% | 0.6% | 0.0% | 0.3% | 0.0% | 0.7% | 1.4% | 0.8% | 1.1% | 0.9% |
| 20164 | Sterling | 0.0% | 0.0% | 0.0% | 15.5% | 13.0% | 11.0% | 14.2% | 12.1% | 7.8% | 11.7% | 10.7% | 3.3% | 11.7% |
| 20165 | Sterling | 0.0% | 0.0% | 0.0% | 5.0% | 1.3% | 9.7% | 6.1% | 2.7% | 9.2% | 9.8% | 10.6% | 1.1% | 8.4% |
| 20166 | Dulles | 1.4% | 20.0% | 0.0% | 17.4% | 42.9% | 31.4% | 23.5% | 50.2% | 27.0% | 10.4% | 14.6% | 8.8% | 18.5% |
| 20175 | Leesburg | 4.2% | 40.0% | 40.0% | 9.3% | 7.8% | 6.6% | 8.9% | 4.5% | 14.9% | 13.9% | 12.2% | 27.5% | 11.1% |
| 20176 | Leesburg | 6.9% | 0.0% | 40.0% | 6.3% | 4.5% | 7.6% | 20.2% | 4.9% | 7.8% | 16.8% | 12.7% | 17.6% | 12.3% |
| 20180 | Lovettsville | 1.4% | 0.0% | 0.0% | 4.1% | 1.3% | 1.4% | 1.1% | 1.3% | 0.7% | 1.2% | 1.5% | 1.1% | 1.7% |
| 20184 | Upperville | 11.1% | 0.0% | 0.0% | 0.0% | 0.0% | 1.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.1% | 0.0% | 0.2% |
| 20197 | Waterford | 5.6% | 0.0% | 0.0% | 1.4% | 0.0% | 0.3% | 0.1% | 0.0% | 1.4% | 0.8% | 0.4% | 1.1% | 0.6% |
| 22066 | Great Falls | 0.0% | 0.0% | 0.0% | 0.3% | 0.0% | 0.0% | 0.4% | 0.0% | 0.0% | 0.2% | 0.1% | 0.0% | 0.2% |
| Not Available | | 4.2% | 0.0% | 0.0% | 5.3% | 2.6% | 2.8% | 2.5% | 5.4% | 5.0% | 2.7% | 4.8% | 33.0% | 4.7% |

Source: Virginia Employment Commission, 2nd Quarter 2005. Compiled by: Loudoun County Department of Economic Development.

* Financial, Insurance, Real Estate.

Major Employers -- Loudoun County

Loudoun's major employers are defined as those with 250 or more employees. Transportation and technology-related employment comprise a significant share of Loudoun's major businesses. Since approximately 97 percent of Loudoun's businesses have fewer than 100 employees, this list represents only a small portion of the business environment. A list of Loudoun employers with 100 or more employees is available on our website at biz.loudoun.gov.

Table D-6
Major Employers, Second Quarter 2005
Loudoun County, Virginia

| Company Name | Industry Description* | Employment Range |
|--|--|------------------|
| America Online, Inc. | Internet Service Providers, Web Search Portals, and Data Processing Services | 5,000 + |
| Loudoun County Public Schools | Educational Services | 5,000 + |
| County of Loudoun | Executive, Legislative, and Other General Government Support | 1,000-4,999 |
| Homeland Security | Justice, Public Order, and Safety Activities | 1,000-4,999 |
| Loudoun Hospital Center | Hospitals | 1,000-4,999 |
| Toll Brothers, Inc. | Construction of Buildings | 1,000-4,999 |
| U. S. Postal Service | Postal Service | 1,000-4,999 |
| United Airlines, Inc. | Air Transportation | 1,000-4,999 |
| Verizon Business (formerly MCI, Inc.) | Telecommunications | 1,000-4,999 |
| Air Line Pilots Association | Religious, Grantmaking, Civic, Professional, and Similar Organizations | 500-999 |
| Benchmark Conference Resorts, Inc. (Lansdowne Resort) | Accommodation | 500-999 |
| Costco Wholesale | General Merchandise Stores | 500-999 |
| Dobbs International Service | Food Services and Drinking Places | 500-999 |
| God Bless America, Inc. | Support Activities for Transportation | 500-999 |
| Home Depot USA, Inc. | Building Material and Garden Equipment and Supplies Dealers | 500-999 |
| Metropolitan Washington Airports Authority | Administration of Economic Programs | 500-999 |
| Orbital Sciences Corporation | Computer and Electronic Product Manufacturing | 500-999 |
| Swissport USA, Inc. | Support Activities for Transportation | 500-999 |
| Target Corporation | General Merchandise Stores | 500-999 |
| Town of Leesburg | Executive, Legislative, and Other General Government Support | 500-999 |
| U.S. Department of Transportation | Administration of Economic Programs | 500-999 |
| Wal-Mart Associates, Inc. | General Merchandise Stores | 500-999 |
| Wegman's Food Markets, Inc. | Food and Beverage Stores | 500-999 |
| Air Force Retired Officer Community (Falcon's Landing) | Nursing and Residential Care Facilities | 250-499 |

Table D-6, Continued
Major Employers, Second Quarter 2005
Loudoun County, Virginia

| Company Name | Industry Description* | Employment Range |
|---|---|-------------------------|
| Airline Tariff Publishers, Inc. | Internet Publishing and Broadcasting | 250-499 |
| American Infrastructure, Inc. | Specialty Trade Contractors | 250-499 |
| Carmax Auto Superstores, Inc. | Motor Vehicle and Parts Dealers | 250-499 |
| Club Demonstration Services, Inc. | Professional, Scientific, and Technical Services | 250-499 |
| Computer Sciences Corporation | Professional, Scientific, and Technical Services | 250-499 |
| Dynaletric Company, Inc. | Specialty Trade Contractors | 250-499 |
| Federal Express Corporation | Couriers and Messengers | 250-499 |
| Food Lion, LLC | Food and Beverage Stores | 250-499 |
| Gemini Air Cargo, Inc. | Air Transportation | 250-499 |
| Giant of Maryland, Inc. | Food and Beverage Stores | 250-499 |
| Hecht's | General Merchandise Stores | 250-499 |
| Host International, Inc. | Food Services and Drinking Places | 250-499 |
| J K Moving & Storage, Inc. | Truck Transportation | 250-499 |
| Loudoun Medical Group, PC | Ambulatory Health Care Services | 250-499 |
| Mastec Services Company, Inc. | Professional, Scientific, and Technical Services | 250-499 |
| McDonald's Restaurant of Virginia | Food Services and Drinking Places | 250-499 |
| Meadows Farms, Inc. | Building Material and Garden Equipment and Supplies Dealers | 250-499 |
| N A L C Health Benefit Plan | Insurance Carriers and Related Activities | 250-499 |
| National Electronics Warranty Corporation | Insurance Carriers and Related Activities | 250-499 |
| Neustar, Inc. | Professional, Scientific, and Technical Services | 250-499 |
| Nordstrom, Inc. | General Merchandise Stores | 250-499 |
| Northern Virginia Community College | Educational Services | 250-499 |
| Prospect Waterproofing Company | Specialty Trade Contractors | 250-499 |
| Rockwell Collins Simulation | Professional, Scientific, and Technical Services | 250-499 |
| Safeway Stores, Inc. | Food and Beverage Stores | 250-499 |
| Shoppers Food Warehouse | General Merchandise Stores | 250-499 |
| Southland Concrete Corporation | Construction of Buildings | 250-499 |
| Telos Corporation | Professional, Scientific, and Technical Services | 250-499 |
| Verisign, Inc. | Professional, Scientific, and Technical Services | 250-499 |

Source: Virginia Employment Commission.

* Industries are self reported.

Trends in Average Weekly Wage -- Loudoun County

The average weekly wage in Loudoun County has increased by 78 percent in the past 10 years. Nationally the average weekly wage has increased only 44 percent during the same period, from \$521 in 1995 to \$751 in 2005.

Table D-7
Trends in Average Weekly Wages by NAICS Industry, 1995-2005
Loudoun County, Virginia

| North American Industry | | | | | | | | | | | |
|--------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|---------------|--------------|--------------|--------------|
| Classification System (NAICS) | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 |
| Agricultural, Forestry, Fishing | \$340 | \$348 | \$378 | \$384 | \$439 | \$471 | \$496 | \$549 | \$524 | \$491 | \$553 |
| Mining | \$726 | \$694 | \$742 | \$699 | \$843 | \$906 | \$899 | \$1,024 | \$949 | \$1,008 | \$1,049 |
| Utilities | \$807 | \$860 | \$856 | \$989 | \$945 | \$918 | \$985 | \$1,037 | \$1,099 | \$1,041 | \$1,107 |
| Construction | \$558 | \$584 | \$589 | \$627 | \$662 | \$710 | \$756 | \$785 | \$774 | \$821 | \$867 |
| Manufacturing | \$802 | \$736 | \$795 | \$784 | \$734 | \$784 | \$796 | \$908 | \$951 | \$1,102 | \$1,065 |
| Wholesale Trade | \$917 | \$921 | \$961 | \$1,019 | \$965 | \$1,030 | \$1,159 | \$1,052 | \$1,126 | \$1,135 | \$1,158 |
| Retail Trade | \$387 | \$404 | \$428 | \$406 | \$407 | \$449 | \$452 | \$472 | \$489 | \$483 | \$515 |
| Transportation & Warehousing | \$485 | \$512 | \$506 | \$599 | \$590 | \$617 | \$702 | \$715 | \$688 | \$772 | \$716 |
| Information | \$605 | \$683 | \$686 | \$851 | \$2,612 | \$3,964 | \$7,657 | \$2,117 | \$2,100 | \$2,043 | \$2,033 |
| Finance, Insurance, Real Estate | \$561 | \$575 | \$598 | \$655 | \$673 | \$799 | \$831 | \$934 | \$985 | \$994 | \$1,031 |
| Services | \$588 | \$608 | \$685 | \$637 | \$684 | \$691 | \$731 | \$880 | \$1,067 | \$877 | \$910 |
| Government: State | \$491 | \$511 | \$504 | \$540 | \$549 | \$573 | \$536 | \$555 | \$567 | \$557 | \$587 |
| Government: Local | \$504 | \$536 | \$547 | \$571 | \$590 | \$633 | \$688 | \$735 | \$752 | \$768 | \$791 |
| Government: Federal | \$854 | \$879 | \$941 | \$1,074 | \$1,095 | \$1,206 | \$1,269 | \$1,348 | \$1,267 | \$1,293 | \$1,423 |
| Average All Industries | \$535 | \$559 | \$582 | \$639 | \$768 | \$933 | \$1,487 | \$911 | \$923 | \$925 | \$950 |
| Percent Change | 0.9% | 4.5% | 4.1% | 9.8% | 20.2% | 21.5% | 59.4% | -38.7% | 1.3% | 0.2% | 2.7% |

Source: Virginia Employment Commission: Labor Market Statistics, Covered Employment and Wages; Second quarter data.

Note: Covered employment; data exclude self-employed.

At-Place Employment -- Northern Virginia

Loudoun ranks third in the region's employment, accounting for 10 percent of the employment in Northern Virginia. However, Loudoun has larger shares of employment in particular sectors: Loudoun's Transportation and Warehousing share is 34 percent, the Manufacturing share is 17 percent, and Construction is 15 percent. It is also worth noting that Loudoun's share of the Information sector is 19 percent, or second in the region.

Table D-8
At-Place Employment by NAICS Industry Classification, 2nd Quarter 2005
Northern Virginia Jurisdictions

| Jurisdiction | Ag, Forestry, Fishing | Mining | Utilities | Construction | Manufacturing | Wholesale Trade | Retail Trade | T & W* | Information | FIRE** | Services | Govern- ment | All Industries |
|---|--------------------------|------------|--------------|---------------|---------------|--------------------|-----------------|---------------|---------------|---------------|----------------|-----------------|------------------|
| Alexandria City | (D) | 0 | 364 | 4,322 | 1,368 | 2,664 | 8,714 | 1,836 | 1,905 | 6,548 | 50,328 | 15,781 | 93,835 |
| Arlington County | (D) | 0 | 446 | 2,835 | 527 | 1,685 | 9,084 | 8,136 | 5,330 | 7,374 | 74,353 | 43,897 | 153,673 |
| Clarke County | 130 | (D) | 0 | 436 | 1,140 | 92 | 295 | 30 | 21 | 258 | 1,286 | 712 | 4,423 |
| Fairfax City | (D) | 0 | (D) | 1,194 | 181 | 363 | 4,689 | 110 | 954 | 1,754 | 12,599 | 1,653 | 23,783 |
| Fairfax County | 99 | (D) | (D) | 33,056 | 11,570 | 15,860 | 55,139 | 6,572 | 30,742 | 34,467 | 303,531 | 72,312 | 564,520 |
| Falls Church City | 0 | 0 | (D) | 879 | 104 | 100 | 1,287 | 76 | 347 | 466 | 6,473 | 4,943 | 14,676 |
| Fauquier County | 526 | 57 | (D) | 3,769 | 982 | 799 | 2,438 | 375 | 376 | 725 | 7,744 | 3,772 | 21,607 |
| Fredericksburg City | (D) | 0 | (D) | 859 | 533 | 843 | 4,156 | 193 | 704 | 1,312 | 14,313 | 3,614 | 26,558 |
| Loudoun County | 393 | (D) | 91 | 13,700 | 4,914 | 3,127 | 13,923 | 12,129 | 9,946 | 3,927 | 40,542 | 17,045 | 119,933 |
| Manassas City | 0 | (D) | (D) | 2,445 | 1,678 | 427 | 3,641 | 540 | 189 | 971 | 11,630 | 2,883 | 24,440 |
| Manassas Park City | 0 | 0 | 0 | 1,693 | 202 | 244 | 308 | 30 | (D) | 26 | 788 | 588 | 3,893 |
| Prince William County | 169 | (D) | 380 | 14,957 | 2,256 | 2,144 | 17,964 | 1,891 | 1,255 | 3,436 | 34,324 | 21,872 | 100,723 |
| Spotsylvania County | 33 | (D) | 0 | 4,006 | 1,965 | 767 | 6,326 | 1,542 | 259 | 1,272 | 7,464 | 5,100 | 28,772 |
| Stafford County | 24 | (D) | (D) | 3,746 | 545 | 2,495 | 3,205 | 569 | 239 | (D) | 9,457 | 5,415 | 30,471 |
| Warren County | (D) | 0 | 0 | 1,066 | 826 | 104 | 1,442 | 1,248 | 63 | 377 | 4,152 | 1,677 | 10,968 |
| Northern Virginia Jurisdiction Total | 1,400 | 539 | 2,811 | 88,963 | 28,793 | 31,714 | 132,612 | 35,277 | 52,345 | 67,551 | 578,984 | 201,264 | 1,222,275 |
| Distribution | 0.1% | 0.0% | 0.2% | 7.3% | 2.4% | 2.6% | 10.8% | 2.9% | 4.3% | 5.5% | 47.4% | 16.5% | 100.0% |

Source: Virginia Employment Commission: Labor Market Statistics, Covered Employment and Wages. Second quarter data.

Note: Individual county All Industries Total may not sum exactly to Northern Virginia total - see VEC data.

* Transportation and Warehousing. **Finance, Insurance, and Real Estate.

(D) - Data are suppressed. Values may not sum to total due to suppression and rounding error. Suppressed data are included in All Industries totals.

Employment Projections -- Northern Virginia*

The regional forecast generated by the Washington Metropolitan Council of Governments projects that Loudoun County will become the third-largest employment center in the region by 2010. Loudoun County is also projected to lead all Northern Virginia counties in employment growth for each of the decades between 2000 and 2030.

Table D-9
Employment Projections, 1990-2030
Northern Virginia Jurisdictions*

| Jurisdiction | Employment (in thousands) | | | | | Percent Change | | | | Percent of Region | | | | |
|-------------------------------|---------------------------|----------------|----------------|----------------|----------------|----------------|--------------|--------------|--------------|-------------------|---------------|---------------|---------------|---------------|
| | 1990 | 2000 | 2010 | 2020 | 2030 | 1990-2000 | 2000-10 | 2010-20 | 2020-30 | 1990 | 2000 | 2010 | 2020 | 2030 |
| Alexandria City | 93.2 | 91.4 | 113.3 | 132.5 | 148.0 | -1.9% | 24.0% | 16.9% | 11.7% | 10.9% | 8.4% | 8.1% | 7.9% | 7.8% |
| Arlington County | 183.1 | 188.4 | 217.8 | 254.4 | 275.8 | 2.9% | 15.6% | 16.8% | 8.4% | 21.4% | 17.3% | 15.6% | 15.2% | 14.6% |
| Fairfax City | 26.9 | 27.3 | 31.3 | 35.3 | 39.3 | 1.5% | 14.7% | 12.8% | 11.3% | 3.1% | 2.5% | 2.2% | 2.1% | 2.1% |
| Fairfax County | 403.7 | 550.3 | 683.9 | 784.1 | 856.2 | 36.3% | 24.3% | 14.7% | 9.2% | 47.2% | 50.4% | 48.9% | 46.9% | 45.4% |
| Falls Church City | 9.2 | 9.4 | 11.8 | 17.8 | 20.3 | 2.2% | 25.5% | 50.8% | 14.0% | 1.1% | 0.9% | 0.8% | 1.1% | 1.1% |
| Loudoun County | 39.3 | 90.5 | 153.7 | 212.9 | 271.2 | 130.3% | 69.8% | 38.5% | 27.4% | 4.6% | 8.3% | 11.0% | 12.7% | 14.4% |
| Manassas/Manassas Park Cities | 19.5 | 22.6 | 27.7 | 29.2 | 29.4 | 15.9% | 22.6% | 5.4% | 0.7% | 2.3% | 2.1% | 2.0% | 1.7% | 1.6% |
| Prince William County | 68.8 | 86.8 | 120.3 | 156.8 | 186.0 | 26.2% | 38.6% | 30.3% | 18.6% | 8.0% | 7.9% | 8.6% | 9.4% | 9.9% |
| Stafford County | 11.0 | 25.3 | 38.3 | 49.2 | 59.7 | 130.0% | 51.4% | 28.5% | 21.3% | 1.3% | 2.3% | 2.7% | 2.9% | 3.2% |
| Total | 854.7 | 1,092.0 | 1,398.1 | 1,672.2 | 1,885.9 | 27.8% | 28.0% | 19.6% | 12.8% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |

Source: Metropolitan Washington Council of Governments, Round 7.0 Cooperative Intermediate Forecast.

* MWCOG member jurisdictions.

Section E - Business and Economic Statistics

There are many statistics that can be used to interpret the health of the local economy. The following are additional, relevant data.

- Taxable sales act as a gauge for consumer spending and the economic performance of local businesses. Due to database modifications at the Virginia Department of Taxation, 2005 data was unavailable at the time of this report.
- Hotel occupancy rate is a measure of the tourism component of the economy. The local occupancy rate has continued its upward trend.
- Washington Dulles International Airport is an economic engine for both the local and regional economy. Passenger counts reached their highest levels ever in 2005.

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Trends in Taxable Sales -- Loudoun County

Taxable sales include all transactions subject to tax. Total taxable sales do not necessarily indicate the gross sales of businesses because only transactions subject to sales and use tax are included. Taxable sales act as a gauge for consumer spending and local economic performance. Because of database modifications at the Virginia Department of Taxation (TAX), 2005 data is not available.

Table E-1
Trends in Taxable Sales, 2000-2005
Loudoun County, Virginia

| Category | Taxable Sales (\$ millions) | | | | | |
|--|-----------------------------|-------------------|-------------------|-------------------|-------------------|-----------|
| | 2000 | 2001 | 2002 | 2003 | 2004 | 2005* |
| Apparel | \$167.87 | \$196.21 | \$226.91 | \$246.98 | \$265.70 | -- |
| Automotive | \$89.61 | \$113.20 | \$228.02 | \$259.17 | \$293.82 | -- |
| Food | \$606.88 | \$664.78 | \$697.91 | \$748.34 | \$881.15 | -- |
| Furniture, Home Furnishings, and Equipment | \$255.06 | \$256.76 | \$256.72 | \$366.13 | \$315.17 | -- |
| General Merchandise | \$433.26 | \$423.94 | \$359.96 | \$387.02 | \$424.54 | -- |
| Lumber, Building Material, and Supply | \$232.22 | \$273.95 | \$290.64 | \$316.44 | \$383.75 | -- |
| Fuel | \$9.76 | \$8.25 | \$5.10 | \$13.06 | \$14.32 | -- |
| Machinery, Equipment, and Supplies | \$163.22 | \$142.44 | \$115.22 | \$120.41 | \$171.88 | -- |
| Miscellaneous | \$424.43 | \$484.55 | \$525.44 | \$601.42 | \$701.48 | -- |
| Hotels, Motels, Tourist Camps, Etc. | \$99.26 | \$75.12 | \$79.26 | \$89.15 | \$88.87 | -- |
| Alcoholic Beverage | \$3.85 | \$5.43 | \$3.62 | \$9.69 | \$10.75 | -- |
| Other Miscellaneous and Unidentifiable | \$4.19 | \$3.56 | \$6.63 | \$11.23 | \$28.58 | -- |
| Total | \$2,489.61 | \$2,648.17 | \$2,795.44 | \$3,169.05 | \$3,580.00 | NA |

Source: Virginia Department of Taxation.

*Because of database modifications at the Virginia Department of Taxation (TAX), 2005 data is not available.

Hotel Occupancy and Room Rates -- Loudoun County

While there was a slight decrease of 3.3 percent in occupancy this past year, it is important to note that demand increased by 9.4 percent. A significant increase in room supply of 13.1 percent was experienced in 2005, which explains the decrease in occupancy, while experiencing significant growth in demand. Loudoun County has approximately 4,000 rooms: 26 percent Limited Service, 20 percent Extended Stay, 25 percent Full Service, and 4 percent Bed & Breakfast or Inns.

Table E-2
Hotel Occupancy and Room Rates, 2002-2005
Loudoun County, Virginia

| Year | Occupancy | | Room Rate | |
|------|-----------|----------|-----------|----------|
| | This Year | % Change | This Year | % Change |
| 2002 | 57.0% | 3.1% | \$102.11 | -1.5% |
| 2003 | 59.3% | 5.7% | \$103.92 | -2.1% |
| 2004 | 67.4% | 13.7% | \$112.24 | 8.0% |
| 2005 | 65.2% | -3.3% | \$128.58 | 14.6% |

Source: Smith Travel Research.

Trends in Airport Passengers and Freight -- Loudoun County

Washington Dulles International Airport continues to be a driving force in the regional economy. As the region's economic engine, the airport employs more than 18,800 people and generates \$6.2 billion in business revenue. Passenger counts reached their highest levels ever in 2005. In August 2005 the East Z-gates opened, adding the first set of permanent airline gates to the Main Terminal.

Table E-3a
Decennial Trends in Airport Passengers and Freight, 1962-2000
Washington Dulles International Airport

| Year | 1962* | 1970 | 1980 | 1990 | 2000 |
|---------------------------------|---------------|------------------|------------------|-------------------|-------------------|
| Domestic Passengers | 52,846 | 1,869,194 | 2,086,214 | 9,042,829 | 15,872,660 |
| International Passengers | 0 | 288,269 | 538,184 | 1,395,260 | 4,232,033 |
| Total Passengers | 52,846 | 2,157,463 | 2,624,398 | 10,438,089 | 20,104,693 |
| Freight Total (000 lbs) | 961 | 38,931 | 54,738 | 295,892 | 709,319 |

Table E-3b
Annual Trends in Airport Passengers and Freight, 1994-2005
Washington Dulles International Airport

| Year | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 |
|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Domestic Passengers | 8,946,588 | 9,652,858 | 10,095,340 | 10,697,389 | 12,444,662 | 16,054,958 |
| International Passengers | 2,744,198 | 2,790,799 | 2,798,688 | 3,060,472 | 3,301,680 | 3,742,371 |
| Total Passengers | 11,690,786 | 12,443,657 | 12,894,028 | 13,757,861 | 15,746,342 | 19,797,329 |
| Freight Total (000 lbs) | 506,799 | 529,364 | 559,546 | 644,937 | 651,821 | 647,404 |

| Year | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 |
|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Domestic Passengers | 15,872,660 | 14,020,710 | 13,145,607 | 12,928,047 | 18,213,886 | 22,135,939 |
| International Passengers | 4,232,033 | 3,981,609 | 4,089,556 | 4,022,334 | 4,654,996 | 4,916,179 |
| Total Passengers | 20,104,693 | 18,002,319 | 17,235,163 | 16,950,381 | 22,868,882 | 27,052,118 |
| Freight Total (000 lbs) | 709,319 | 635,469 | 670,327 | 589,876 | 646,475 | 668,027 |

Source: Metropolitan Washington Airports Authority.

* Washington Dulles International Airport opened in 1962.

Section F - Residential Development

Housing and real estate reflect the overall population growth in a county, and rise accordingly to meet demand. By evaluating availability and pricing of housing, the economic value of the community and the sustainability of the local real estate markets can be determined. Housing and real estate prices also define the type and amount of spending that consumers may exhibit.

The high quality of life available in Loudoun County makes it a desirable place to live. The many amenities, prosperous businesses, planned communities, and access to the Washington, D.C. metropolitan area have all contributed to the population growth, and thus, the rise in residential developments in the county. Since 1995, over 55,000 residential building permits have been issued in Loudoun.

Some of the local data presented in this section are broken down by planning subarea. Loudoun has defined ten planning subareas that represent geographical areas with similar development futures and are used in growth scenario development and analysis. A map showing the location of the planning subareas is provided on page 71.

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Trends in Housing Stock by Type -- Loudoun County

In 2005, Loudoun County's residential inventory was 90,704 units. Single-family detached units were estimated to account for 53.8 percent of all units. Multifamily units were growing at the fastest rate among all housing units in Loudoun County between 2000 and 2005.

Table F-1
Housing Stock by Type, 2005
Loudoun County, Virginia

| Type of Unit | Housing Units | | Distribution 2005 | Change 2000-2005 | |
|------------------------|---------------|---------------|----------------------|------------------|--------------|
| | 2000 | 2005 | | Number | Percent |
| Single-Family Detached | 35,929 | 48,844 | 53.8% | 12,915 | 35.9% |
| Single-Family Attached | 17,389 | 24,412 | 26.9% | 7,023 | 40.4% |
| Multifamily | 8,842 | 17,448 | 19.2% | 8,606 | 97.3% |
| Total | 62,160 | 90,704 | 100.0% | 28,544 | 45.9% |

Sources: U.S. Census Bureau and Loudoun County Department of Building & Development. Compiled by: Loudoun County Department of Economic Development.

Housing Sales Trends by Type -- Loudoun County

In 2005, just over 12,700 housing units were sold in Loudoun County for an average price of about \$568,959. The sale price for a single family detached home averaged just over \$720,000. Among the units sold, 49 percent were single-family detached, 36 percent were single-family attached, and the remaining 15 percent were condominiums. Sales prices for single-family detached units have increased by 204 percent in the last decade, the most of all the housing types.

Table F-2
Housing Sales Trends by Type, 1995-2005
Loudoun County, Virginia

| Unit Type | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 |
|------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Number of Units Sold | | | | | | | | | | | |
| Single-Family Detached | 2,151 | 2,561 | 3,006 | 3,625 | 4,228 | 4,433 | 3,940 | 4,409 | 5,667 | 6,641 | 6,323 |
| Single-Family Attached | 1,543 | 1,483 | 1,642 | 2,032 | 2,706 | 3,436 | 4,024 | 3,963 | 4,685 | 4,761 | 4,584 |
| Condominium | 476 | 353 | 373 | 570 | 581 | 910 | 1,146 | 1,124 | 1,265 | 1,731 | 1,887 |
| All Units | 4,170 | 4,397 | 5,021 | 6,227 | 7,515 | 8,779 | 9,110 | 9,496 | 11,617 | 13,133 | 12,794 |
| Change From Previous Year | 2.1% | 5.4% | 14.2% | 24.0% | 20.7% | 16.8% | 3.8% | 4.2% | 22.3% | 13.0% | -2.6% |
| Average Price of Units Sold | | | | | | | | | | | |
| Single-Family Detached | \$229,515 | \$239,569 | \$246,772 | \$264,715 | \$290,851 | \$346,205 | \$396,016 | \$427,199 | \$477,471 | \$568,297 | \$721,020 |
| Single-Family Attached | \$155,007 | \$150,687 | \$154,032 | \$156,092 | \$165,590 | \$188,679 | \$228,150 | \$253,754 | \$292,300 | \$361,654 | \$463,415 |
| Condominium | \$99,474 | \$101,319 | \$100,629 | \$133,572 | \$117,686 | \$134,958 | \$143,159 | \$170,584 | \$199,802 | \$252,767 | \$315,825 |
| All Units | \$187,101 | \$198,492 | \$205,587 | \$217,265 | \$232,359 | \$262,654 | \$290,059 | \$324,440 | \$372,558 | \$451,796 | \$568,959 |
| Change From Previous Year | 0.7% | 6.1% | 3.6% | 5.7% | 6.9% | 13.0% | 10.4% | 11.9% | 14.8% | 21.3% | 25.9% |

Source: Loudoun County Department of Management & Financial Services. Compiled by: Loudoun County Department of Economic Development.

Trends in Residential Building Permits by Type -- Loudoun County

In 2005, 5,065 building permits for new residential units were issued. About 62 percent of the permits were for single-family detached units, 26 percent were for single-family attached units, and 12 percent were for multifamily or condominiums.

Table F-3
Trends in Residential Building Permits Issued for New Units by Type, 1995-2005
Loudoun County, Virginia

| Year | Single-Family Detached | | Single-Family Attached | | Multifamily | | All Units |
|------------------|------------------------|------------------|------------------------|------------------|---------------|------------------|---------------|
| | Number Issued | Percent of Total | Number Issued | Percent of Total | Number Issued | Percent of Total | |
| 1995 | 1,382 | 51.5% | 1,066 | 39.7% | 238 | 8.9% | 2,686 |
| 1996 | 1,646 | 53.9% | 1,065 | 34.8% | 345 | 11.3% | 3,056 |
| 1997 | 1,904 | 54.3% | 1,278 | 36.5% | 323 | 9.2% | 3,505 |
| 1998 | 2,384 | 45.2% | 1,527 | 29.0% | 1,363 | 25.8% | 5,274 |
| 1999 | 2,746 | 46.9% | 1,817 | 31.0% | 1,289 | 22.0% | 5,852 |
| 2000 | 2,680 | 43.7% | 2,377 | 38.8% | 1,077 | 17.6% | 6,134 |
| 2001 | 1,827 | 38.8% | 1,578 | 33.5% | 1,307 | 27.7% | 4,712 |
| 2002 | 2,874 | 48.1% | 1,608 | 26.9% | 1,494 | 25.0% | 5,976 |
| 2003 | 3,316 | 49.8% | 2,247 | 33.8% | 1,094 | 16.4% | 6,657 |
| 2004 | 3,498 | 53.1% | 2,000 | 30.3% | 1,095 | 16.6% | 6,593 |
| 2005 | 3,151 | 62.2% | 1,311 | 25.9% | 603 | 11.9% | 5,065 |
| 1995-2005 | 27,408 | 49.4% | 17,874 | 32.2% | 10,228 | 18.4% | 55,510 |

Source: Loudoun County Department of Building & Development. Compiled by: Loudoun County Department of Economic Development.

Residential Building Permits by Type -- Loudoun County

Nearly all of the residential building permits issued in 2005 within the incorporated towns were in Leesburg, Lovettsville, and Purcellville. Among the planning subareas, 36 percent of all residential building permits in 2005 were for the Ashburn subarea and 31 percent for Dulles. Maps showing location of towns and planning subareas are provided on pages 70 and 71, respectively.

Table F-4
Residential Building Permits Issued for Towns and Planning Subareas, 2005
Loudoun County, Virginia

| | Permits Issued for New Units | | | Total | Distribution |
|--------------------|------------------------------|---------------------------|-------------|-------|--------------|
| | Single-Family Detached | Single-Family Attached | Multifamily | | |
| Incorporated Towns | | | | | |
| Hamilton | 1 | 0 | 0 | 1 | 0.2% |
| Hillsboro | 0 | 0 | 0 | 0 | 0.0% |
| Leesburg | 109 | 168 | 108 | 385 | 69.5% |
| Lovettsville | 71 | 0 | 0 | 71 | 12.8% |
| Middleburg | 0 | 0 | 0 | 0 | 0.0% |
| Purcellville | 76 | 19 | 0 | 95 | 17.1% |
| Round Hill | 2 | 0 | 0 | 2 | 0.4% |
| Total | 259 | 187 | 108 | 554 | 100.0% |
| Planning Subareas | | | | | |
| Ashburn | 1,118 | 458 | 249 | 1,825 | 36.0% |
| Dulles | 793 | 517 | 246 | 1,556 | 30.7% |
| Leesburg | 281 | 242 | 108 | 631 | 12.5% |
| Northwest | 205 | 0 | 0 | 205 | 4.0% |
| Potomac | 3 | 72 | 0 | 75 | 1.5% |
| Route 15 North | 152 | 0 | 0 | 152 | 3.0% |
| Route 15 South | 54 | 0 | 0 | 54 | 1.1% |
| Route 7 West | 444 | 20 | 0 | 464 | 9.2% |
| Southwest | 71 | 2 | 0 | 73 | 1.4% |
| Sterling | 30 | 0 | 0 | 30 | 0.6% |
| Total | 3,151 | 1,311 | 603 | 5,065 | 100.0% |

Source: Loudoun County Department of Building & Development. Compiled by: Loudoun County Department of Economic Development.

Residential Building Permits by Planning Subarea -- Loudoun County

Nearly three-fourths of all residential building permits issued since 1995 were in the Ashburn, Dulles, and Leesburg planning subareas. A map showing the location of the planning subareas is provided on page 71.

Table F-5
Residential Building Permits Issued by Planning Subarea, 1995-2005
Loudoun County, Virginia

| Planning Subarea | Number of Permits for New Units | | | | | | | | | | | Total | Distribution |
|------------------|---------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-----------|--------------|
| | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 1995-2005 | 1995-2005 |
| Ashburn | 759 | 948 | 1,262 | 1,946 | 2,236 | 1,955 | 1,817 | 3,275 | 2,444 | 2,854 | 1,825 | 21,321 | 38.4% |
| Dulles | 227 | 429 | 504 | 684 | 746 | 679 | 504 | 651 | 2,148 | 1,507 | 1,556 | 9,635 | 17.4% |
| Leesburg | 557 | 459 | 619 | 765 | 911 | 1,435 | 1,330 | 1,104 | 1,037 | 762 | 631 | 9,610 | 17.3% |
| Northwest | 42 | 45 | 46 | 73 | 101 | 120 | 77 | 118 | 108 | 185 | 205 | 1,120 | 2.0% |
| Potomac | 812 | 708 | 499 | 990 | 817 | 793 | 477 | 176 | 116 | 159 | 75 | 5,622 | 10.1% |
| Route 15 North | 28 | 23 | 51 | 58 | 31 | 31 | 31 | 57 | 57 | 93 | 152 | 612 | 1.1% |
| Route 15 South | 23 | 27 | 24 | 27 | 29 | 36 | 14 | 20 | 24 | 31 | 54 | 309 | 0.6% |
| Route 7 West | 88 | 122 | 271 | 267 | 297 | 381 | 326 | 364 | 480 | 562 | 464 | 3,622 | 6.5% |
| Southwest | 33 | 72 | 49 | 50 | 71 | 75 | 26 | 55 | 72 | 44 | 73 | 620 | 1.1% |
| Sterling | 117 | 223 | 180 | 414 | 613 | 629 | 110 | 156 | 171 | 396 | 30 | 3,039 | 5.5% |
| Total | 2,686 | 3,056 | 3,505 | 5,274 | 5,852 | 6,134 | 4,712 | 5,976 | 6,657 | 6,593 | 5,065 | 55,510 | 100.0% |

Source: Loudoun County Department of Building & Development. Compiled by: Loudoun County Department of Economic Development.

New Residential Construction by Project -- Loudoun County

Residential building permits by unit type issued in 2005 are listed by project or subdivision. The subdivisions of Lansdowne and South Riding experienced significant development in 2005. A listing of housing units for completed subdivisions is available on the Loudoun County Department of Economic Development website at biz.loudoun.gov.

Table F-6
Residential Building Permits Issued by Project/Subdivision, 2005
Loudoun County, Virginia

| Project/Subdivision | Planning Subarea | Single Family Detached | Single Family Attached | Multi-family | Total |
|-------------------------------|-------------------------|-------------------------------|-------------------------------|---------------------|--------------|
| Ashbrook | Ashburn | 57 | 33 | 0 | 90 |
| Ashburn Village | Ashburn | 0 | 3 | 0 | 3 |
| Avonlea | Dulles | 3 | 9 | 0 | 12 |
| Belmont | Ashburn | 127 | 89 | 106 | 322 |
| Brambleton | Dulles | 291 | 87 | 0 | 378 |
| Broadlands | Ashburn | 76 | 163 | 0 | 239 |
| Brooks Property | Sterling | 29 | 0 | 0 | 29 |
| Bruce Subdivision | Northwest | 10 | 0 | 0 | 10 |
| Cascades | Potomac | 0 | 72 | 0 | 72 |
| Cedar Crest | Dulles | 85 | 0 | 0 | 85 |
| Cedar Hunt | Dulles | 77 | 0 | 0 | 77 |
| Chase At Belmont Country Club | Ashburn | 33 | 0 | 0 | 33 |
| Chestnut Hills | Route 7 West | 19 | 0 | 0 | 19 |
| Churchill Downs | Route 15 North | 19 | 0 | 0 | 19 |
| Dean Property | Dulles | 22 | 0 | 0 | 22 |
| Dutchmans Creek Hamlet | Northwest | 8 | 0 | 0 | 8 |
| Edwards Landing | Leesburg | 1 | 0 | 0 | 1 |
| Elk Lick Estates | Dulles | 5 | 0 | 0 | 5 |
| Elysian Heights | Route 15 North | 10 | 0 | 0 | 10 |
| Evergreen | Leesburg | 13 | 0 | 0 | 13 |
| Evergreen Hamlets | Ashburn | 15 | 0 | 0 | 15 |
| Glynn Tarra Estates | Route 15 North | 19 | 0 | 0 | 19 |
| Goose Creek Bend | Leesburg | 2 | 0 | 0 | 2 |
| Grenata | Leesburg | 16 | 0 | 0 | 16 |
| Hamilton Ridge (Fawn Meadow) | Route 7 West | 31 | 0 | 0 | 31 |
| Hamilton Station Estates | Route 7 West | 7 | 0 | 0 | 7 |

Table F-6, continued
Residential Building Permits Issued by Project/Subdivision, 2005
Loudoun County, Virginia

| Project/Subdivision | Planning Subarea | Single Family Detached | Single Family Attached | Multi-family | Total |
|------------------------------|-------------------------|-------------------------------|-------------------------------|---------------------|--------------|
| Hamlets Of Blue Ridge, The | Route 7 West | 27 | 0 | 0 | 27 |
| Hawks View Glen | Leesburg | 0 | 30 | 0 | 30 |
| Heather Knolls | Route 7 West | 7 | 1 | 0 | 8 |
| Highlands | Route 7 West | 29 | 0 | 0 | 29 |
| Hirst Farm | Route 7 West | 40 | 0 | 0 | 40 |
| Hunt At Belmont Country Club | Ashburn | 44 | 0 | 0 | 44 |
| Kelley Division | Southwest | 5 | 0 | 0 | 5 |
| Kincaid Forest | Leesburg | 1 | 0 | 0 | 1 |
| Kirkpatrick Farms | Dulles | 48 | 91 | 0 | 139 |
| Lakes At Belle Terra | Ashburn | 3 | 0 | 0 | 3 |
| Lansdowne | Ashburn | 264 | 61 | 143 | 468 |
| Lees Crossing | Route 15 North | 7 | 0 | 0 | 7 |
| Lenah Run | Dulles | 28 | 0 | 0 | 28 |
| Long Meadow Hamlet | Route 15 South | 1 | 0 | 0 | 1 |
| Loudoun Valley Estates | Ashburn | 137 | 0 | 0 | 137 |
| Marches, The | Dulles | 1 | 0 | 0 | 1 |
| New Town Meadows | Northwest | 55 | 0 | 0 | 55 |
| Oak Knoll Farms | Route 7 West | 5 | 0 | 0 | 5 |
| Oak Knoll Hamlet | Route 7 West | 21 | 0 | 0 | 21 |
| Orchards At Round Hill | Route 7 West | 1 | 0 | 0 | 1 |
| Park At Belle Terra, The | Ashburn | 4 | 0 | 0 | 4 |
| Poland Road Property | Dulles | 64 | 0 | 0 | 64 |
| Potomac Crossing | Leesburg | 0 | 68 | 0 | 68 |
| Potomac Green | Ashburn | 9 | 24 | 0 | 33 |
| Potomac Station | Leesburg | 1 | 70 | 0 | 71 |
| Potter Property | Ashburn | 0 | 67 | 0 | 67 |
| Providence Ridge | Dulles | 45 | 0 | 0 | 45 |
| Purcellville Ridge | Route 7 West | 0 | 19 | 0 | 19 |
| Raspberry Falls | Route 15 North | 22 | 0 | 0 | 22 |
| Red Cedar | Leesburg | 16 | 0 | 0 | 16 |
| Red Cedar West | Route 15 South | 39 | 0 | 0 | 39 |
| Reserve At Belle Terra | Ashburn | 2 | 0 | 0 | 2 |

Table F-6, continued
Residential Building Permits Issued by Project/Subdivision, 2005
Loudoun County, Virginia

| Project/Subdivision | Planning Subarea | Single Family Detached | Single Family Attached | Multi-family | Total |
|-----------------------------|-------------------------|-------------------------------|-------------------------------|---------------------|--------------|
| Ridings At Blue Spring, The | Dulles | 59 | 0 | 0 | 59 |
| River Creek | Leesburg | 28 | 74 | 0 | 102 |
| Rokeby Hamlet | Leesburg | 32 | 0 | 0 | 32 |
| Rose Hill Estates | Route 7 West | 23 | 0 | 0 | 23 |
| Shenstone | Leesburg | 13 | 0 | 0 | 13 |
| Silcott Meadow | Southwest | 10 | 0 | 0 | 10 |
| South Riding | Dulles | 129 | 121 | 162 | 412 |
| South Village | Dulles | 49 | 50 | 0 | 99 |
| Stone Ridge | Dulles | 100 | 174 | 84 | 358 |
| Stonebrook Farms Hamlet | Northwest | 15 | 0 | 0 | 15 |
| Stoneleigh | Route 7 West | 4 | 0 | 0 | 4 |
| Stratford (Stowers) | Leesburg | 68 | 0 | 0 | 68 |
| Tall Cedar Estates | Dulles | 26 | 0 | 0 | 26 |
| Tavistock Farms | Leesburg | 0 | 0 | 108 | 108 |
| Village At Waxpool, The | Ashburn | 73 | 0 | 0 | 73 |
| Village Case, The | Route 7 West | 23 | 0 | 0 | 23 |
| Villages at Round Hill | Route 7 West | 123 | 0 | 0 | 123 |
| Waterfield Hamlet | Northwest | 8 | 0 | 0 | 8 |
| Waterford Ridge | Route 15 North | 42 | 0 | 0 | 42 |
| Waterford View Estates | Northwest | 16 | 0 | 0 | 16 |
| Waxpool Village | Ashburn | 1 | 0 | 0 | 1 |
| Westbrook | Dulles | 11 | 0 | 0 | 11 |
| Woodland | Dulles | 18 | 3 | 0 | 21 |
| Wright Farm | Route 7 West | 7 | 0 | 0 | 7 |
| Other | | 372 | 2 | 0 | 374 |
| Total | | 3,151 | 1,311 | 603 | 5,065 |

Source: Loudoun County Department of Building & Development. Compiled by Loudoun County Department of Economic Development.

Approved Residential Projects -- Loudoun County

More than 171 major projects with greater than 20 units, totaling 82,353 units, have been approved in Loudoun County. As of January 1, 2006, building permits have been issued for 46,259 units, leaving 36,094 to be built.

Table F-7

Major Approved Residential Projects (20+ Units), 2005 Loudoun County, Virginia

| Planning Subarea/ Project Name* | Total Approved Units | | | | Units Built or Permitted as of 1/1/06 | | | | Units Remaining to be Built | | | | Percent Complete |
|--|----------------------|---------------|---------------|---------------|--|--------------|--------------|---------------|-----------------------------|--------------|---------------|---------------|---------------------|
| | SFD | SFA | MF | Total | SFD | SFA | MF | Total | SFD | SFA | MF | Total | |
| Ashburn | 10,146 | 10,637 | 14,937 | 35,720 | 6,935 | 6,058 | 4,764 | 17,757 | 3,211 | 4,579 | 10,173 | 17,963 | 50% |
| Alexander's Chase | 65 | 142 | 0 | 207 | 0 | 0 | 0 | 0 | 65 | 142 | 0 | 207 | 0% |
| Amberleigh | 80 | 64 | 0 | 144 | 0 | 0 | 0 | 0 | 80 | 64 | 0 | 144 | 0% |
| Ashbrook | 225 | 131 | 550 | 906 | 177 | 130 | 504 | 811 | 48 | 1 | 46 | 95 | 90% |
| Ashburn Manor | 54 | 13 | 0 | 67 | 49 | 11 | 0 | 60 | 5 | 2 | 0 | 7 | 90% |
| Ashburn Run | 47 | 0 | 0 | 47 | 45 | 0 | 0 | 45 | 2 | 0 | 0 | 2 | 96% |
| Ashburn Station | 39 | 0 | 0 | 39 | 37 | 0 | 0 | 37 | 2 | 0 | 0 | 2 | 95% |
| Ashburn Village | 1,489 | 2,424 | 1,142 | 5,055 | 1,475 | 2,395 | 951 | 4,821 | 14 | 29 | 191 | 234 | 95% |
| Belmont | 886 | 849 | 198 | 1,933 | 842 | 826 | 106 | 1,774 | 44 | 23 | 92 | 159 | 92% |
| Belmont Glen | 49 | 0 | 0 | 49 | 46 | 0 | 0 | 46 | 3 | 0 | 0 | 3 | 94% |
| Belmont Glen Village(<i>Belmont Glen Rouse Property</i>) | 196 | 0 | 0 | 196 | 0 | 0 | 0 | 0 | 196 | 0 | 0 | 196 | 0% |
| Broadlands | 1,946 | 1,225 | 846 | 4,017 | 1,706 | 1,012 | 532 | 3,250 | 240 | 213 | 314 | 767 | 81% |
| Cedar Ridge | 64 | 10 | 0 | 74 | 63 | 10 | 0 | 73 | 1 | 0 | 0 | 1 | 99% |
| Chase at Belmont Country Club, The (<i>Belmont Station</i>) | 83 | 0 | 0 | 83 | 33 | 0 | 0 | 33 | 50 | 0 | 0 | 50 | 40% |
| Evergreen Hamlets | 80 | 0 | 0 | 80 | 15 | 0 | 0 | 15 | 65 | 0 | 0 | 65 | 19% |
| Farmwell (Trask) | 35 | 0 | 0 | 35 | 23 | 0 | 0 | 23 | 12 | 0 | 0 | 12 | 66% |
| Farmwell Hunt(<i>Ashburn Commons, Ashburn Center</i>) | 345 | 234 | 175 | 754 | 345 | 234 | 161 | 740 | 0 | 0 | 14 | 14 | 98% |
| Flynn's Crossing(<i>Ryan Park Center</i>) | 0 | 250 | 228 | 478 | 0 | 133 | 228 | 361 | 0 | 117 | 0 | 117 | 76% |
| Goose Creek Preserve | 202 | 128 | 170 | 500 | 0 | 0 | 0 | 0 | 202 | 128 | 170 | 500 | 0% |
| Goose Creek Village North | 0 | 300 | 264 | 564 | 0 | 0 | 0 | 0 | 0 | 300 | 264 | 564 | 0% |
| Goose Creek Village South | 0 | 92 | 0 | 92 | 0 | 0 | 0 | 0 | 0 | 92 | 0 | 92 | 0% |
| Hunt at Belmont Country Club, The (<i>Bles / Weller</i>) | 132 | 0 | 0 | 132 | 91 | 0 | 0 | 91 | 41 | 0 | 0 | 41 | 69% |
| Huntmoore at Waxpool | 0 | 37 | 0 | 37 | 0 | 0 | 0 | 0 | 0 | 37 | 0 | 37 | 0% |
| Lansdowne (<i>remainder in Leesburg</i>) | 1,222 | 845 | 2,986 | 5,053 | 1,190 | 718 | 1,744 | 3,652 | 32 | 127 | 1,242 | 1,401 | 72% |
| Lansdowne Village Greens | 0 | 204 | 341 | 545 | 0 | 0 | 0 | 0 | 0 | 204 | 341 | 545 | 0% |

Table F-7, continued
Major Approved Residential Projects (20+ Units), 2005
Loudoun County, Virginia

| Planning Subarea/ Project Name* | Total Approved Units | | | | Units Built or Permitted as of 1/1/06 | | | | Units Remaining to be Built | | | | Percent Complete |
|--|----------------------|-------|-------|--------|--|-------|-------|-------|-----------------------------|-------|-------|--------|---------------------|
| | SFD | SFA | MF | Total | SFD | SFA | MF | Total | SFD | SFA | MF | Total | |
| Ashburn, continued | | | | | | | | | | | | | |
| Loudoun Parkway Center | 142 | 330 | 538 | 1,010 | 50 | 330 | 538 | 918 | 92 | 0 | 0 | 92 | 91% |
| Loudoun Station | 0 | 0 | 1,514 | 1,514 | 0 | 0 | 0 | 0 | 0 | 0 | 1,514 | 1,514 | 0% |
| Loudoun Valley Estates(Broad Run Meadows, Loudoun Valley Preserve, Churchill Meadows, Loudoun Valley Estates II | 1,099 | 288 | 0 | 1,387 | 664 | 235 | 0 | 899 | 435 | 53 | 0 | 488 | 65% |
| Moorefield Station | 745 | 1,071 | 945 | 2,761 | 0 | 0 | 0 | 0 | 745 | 1,071 | 945 | 2,761 | 0% |
| Moreland Estates(Corro Property) | 50 | 1,300 | 4,650 | 6,000 | 0 | 0 | 0 | 0 | 50 | 1,300 | 4,650 | 6,000 | 0% |
| Potomac Green | 80 | 0 | 0 | 80 | 0 | 0 | 0 | 0 | 80 | 0 | 0 | 80 | 0% |
| Pulte Homes on Croson Lane | 511 | 572 | 390 | 1,473 | 9 | 24 | 0 | 33 | 502 | 548 | 390 | 1,440 | 2% |
| Reserve at Bella Terra, The | 84 | 103 | 0 | 187 | 0 | 0 | 0 | 0 | 84 | 103 | 0 | 187 | 0% |
| Reserve at Waxpool | 43 | 0 | 0 | 43 | 2 | 0 | 0 | 2 | 41 | 0 | 0 | 41 | 5% |
| Ryans Corner | 25 | 24 | 0 | 49 | 0 | 0 | 0 | 0 | 25 | 24 | 0 | 49 | 0% |
| Villages of Waxpool (Overlook at Beaverdam Creek) | 0 | 143 | 0 | 143 | 0 | 0 | 0 | 0 | 0 | 143 | 0 | 143 | 0% |
| | 193 | 0 | 0 | 193 | 73 | 0 | 0 | 73 | 120 | 0 | 0 | 120 | 38% |
| Dulles | 10,637 | 8,265 | 2,877 | 21,779 | 5,047 | 3,697 | 1,172 | 9,916 | 5,590 | 4,568 | 1,705 | 11,863 | 46% |
| Avonlea (Pinebrooke Village, Pinebrooke Estates) | 65 | 343 | 0 | 408 | 3 | 9 | 0 | 12 | 62 | 334 | 0 | 396 | 3% |
| Blue Spring Farm | 67 | 0 | 0 | 67 | 64 | 0 | 0 | 64 | 3 | 0 | 0 | 3 | 96% |
| Blue Springs View | 120 | 0 | 0 | 120 | 0 | 0 | 0 | 0 | 120 | 0 | 0 | 120 | 0% |
| Braddock Corner | 69 | 90 | 0 | 159 | 0 | 0 | 0 | 0 | 69 | 90 | 0 | 159 | 0% |
| Braddock Crossing | 58 | 134 | 0 | 192 | 0 | 0 | 0 | 0 | 58 | 134 | 0 | 192 | 0% |
| Brambleton | 3,050 | 2,757 | 433 | 6,240 | 756 | 353 | 433 | 1,542 | 2,294 | 2,404 | 0 | 4,698 | 25% |
| Bridle Ridge (East Riding Estates) | 45 | 0 | 0 | 45 | 0 | 0 | 0 | 0 | 45 | 0 | 0 | 45 | 0% |
| CD Smith | 153 | 214 | 88 | 455 | 0 | 0 | 0 | 0 | 153 | 214 | 88 | 455 | 0% |
| Cedar Crest | 163 | 0 | 0 | 163 | 135 | 0 | 0 | 135 | 28 | 0 | 0 | 28 | 83% |
| Cedar Hunt (Estates at Elk Lick Downs, The) | 244 | 0 | 0 | 244 | 208 | 0 | 0 | 208 | 36 | 0 | 0 | 36 | 85% |
| Dawson's Corner | 224 | 0 | 0 | 224 | 0 | 0 | 0 | 0 | 224 | 0 | 0 | 224 | 0% |
| Dean | 49 | 0 | 0 | 49 | 22 | 0 | 0 | 22 | 27 | 0 | 0 | 27 | 45% |
| Estates at Elk Run | 135 | 71 | 0 | 206 | 0 | 0 | 0 | 0 | 135 | 71 | 0 | 206 | 0% |
| Frontier Springs | 36 | 43 | 0 | 79 | 0 | 0 | 0 | 0 | 36 | 43 | 0 | 79 | 0% |

Table F-7, continued
Major Approved Residential Projects (20+ Units), 2005
Loudoun County, Virginia

| Planning Subarea/ Project Name* | Total Approved Units | | | | Units Built or Permitted as of 1/1/06 | | | | Units Remaining to be Built | | | | Percent Complete |
|---------------------------------------|----------------------|-------|-------|-------|--|-------|-----|-------|-----------------------------|-----|-------|-------|---------------------|
| | SFD | SFA | MF | Total | SFD | SFA | MF | Total | SFD | SFA | MF | Total | |
| Dulles, continued | | | | | | | | | | | | | |
| Graham Flynn | 0 | 149 | 0 | 149 | 0 | 0 | 0 | 0 | 0 | 149 | 0 | 149 | 0% |
| Greene Mill Reserve(Woodland Village) | 202 | 21 | 0 | 223 | 18 | 3 | 0 | 21 | 184 | 18 | 0 | 202 | 9% |
| Greenfield Crossing | 16 | 91 | 0 | 107 | 0 | 0 | 0 | 0 | 16 | 91 | 0 | 107 | 0% |
| Huntley Meadows | 51 | 0 | 0 | 51 | 0 | 0 | 0 | 0 | 51 | 0 | 0 | 51 | 0% |
| Kirkpatrick Farms | 953 | 248 | 216 | 1,417 | 203 | 179 | 0 | 382 | 750 | 69 | 216 | 1,035 | 27% |
| Kirkpatrick West | 25 | 24 | 0 | 49 | 0 | 0 | 0 | 0 | 25 | 24 | 0 | 49 | 0% |
| Lenah Run (Lenah Farm) | 255 | 0 | 0 | 255 | 240 | 0 | 0 | 240 | 15 | 0 | 0 | 15 | 94% |
| Marantha Farm | 33 | 0 | 0 | 33 | 0 | 0 | 0 | 0 | 33 | 0 | 0 | 33 | 0% |
| Marches, The | 32 | 0 | 0 | 32 | 30 | 0 | 0 | 30 | 2 | 0 | 0 | 2 | 94% |
| Masira | 108 | 57 | 0 | 165 | 0 | 0 | 0 | 0 | 108 | 57 | 0 | 165 | 0% |
| Park Royal | 85 | 0 | 0 | 85 | 0 | 0 | 0 | 0 | 85 | 0 | 0 | 85 | 0% |
| Poland Road Property | 195 | 0 | 0 | 195 | 93 | 0 | 0 | 93 | 102 | 0 | 0 | 102 | 48% |
| Providence Glen | 20 | 59 | 0 | 79 | 0 | 0 | 0 | 0 | 20 | 59 | 0 | 79 | 0% |
| Providence Ridge | 63 | 0 | 0 | 63 | 52 | 0 | 0 | 52 | 11 | 0 | 0 | 11 | 83% |
| Ridings at Blue Spring, The | 313 | 0 | 0 | 313 | 287 | 0 | 0 | 287 | 26 | 0 | 0 | 26 | 92% |
| Rossprory Estates | 21 | 0 | 0 | 21 | 0 | 0 | 0 | 0 | 21 | 0 | 0 | 21 | 0% |
| South Riding (Katama Woods) | 2,415 | 2,320 | 980 | 5,715 | 2,405 | 2,320 | 637 | 5,362 | 10 | 0 | 343 | 353 | 94% |
| South Riding Station | 274 | 346 | 0 | 620 | 0 | 0 | 0 | 0 | 274 | 346 | 0 | 620 | 0% |
| South Village | 118 | 133 | 0 | 251 | 115 | 103 | 0 | 218 | 3 | 30 | 0 | 33 | 87% |
| Stone Ridge (Amber Spring) | 853 | 1,252 | 1,160 | 3,265 | 330 | 739 | 102 | 1,171 | 523 | 513 | 1,058 | 2,094 | 36% |
| Tall Cedar Estates | 70 | 0 | 0 | 70 | 65 | 0 | 0 | 65 | 5 | 0 | 0 | 5 | 93% |
| Townes at East Gate | 57 | 256 | 0 | 313 | 0 | 0 | 0 | 0 | 57 | 256 | 0 | 313 | 0% |
| Valley Run Estates | 36 | 0 | 0 | 36 | 0 | 0 | 0 | 0 | 36 | 0 | 0 | 36 | 0% |
| Westbrook | 29 | 0 | 0 | 29 | 24 | 0 | 0 | 24 | 5 | 0 | 0 | 5 | 83% |
| Leesburg | 5,470 | 3,338 | 877 | 9,685 | 4,294 | 2,781 | 560 | 7,635 | 1,176 | 557 | 317 | 2,050 | 79% |
| Beauregard Estates | 132 | 0 | 0 | 132 | 121 | 0 | 0 | 121 | 11 | 0 | 0 | 11 | 92% |
| Big Spring Farm | 35 | 0 | 0 | 35 | 33 | 0 | 0 | 33 | 2 | 0 | 0 | 2 | 94% |
| Colts Run | 49 | 0 | 0 | 49 | 1 | 0 | 0 | 1 | 48 | 0 | 0 | 48 | 2% |
| Edward's Landing | 197 | 214 | 0 | 411 | 187 | 200 | 0 | 387 | 10 | 14 | 0 | 24 | 94% |
| Emerald Parks Estates | 31 | 0 | 0 | 31 | 20 | 0 | 0 | 20 | 11 | 0 | 0 | 11 | 65% |

Table F-7, continued
Major Approved Residential Projects (20+ Units), 2005
Loudoun County, Virginia

| Planning Subarea/ Project Name* | Total Approved Units | | | | Units Built or Permitted as of 1/1/06 | | | | Units Remaining to be Built | | | | Percent Complete | |
|------------------------------------|----------------------|-----|-----|-------|--|-----|-----|-------|-----------------------------|-----|-----|-------|---------------------|--|
| | SFD | SFA | MF | Total | SFD | SFA | MF | Total | SFD | SFA | MF | Total | | |
| Leesburg continued | | | | | | | | | | | | | | |
| Evergreen Rural Village | 281 | 24 | 0 | 305 | 13 | 0 | 0 | 13 | 268 | 24 | 0 | 292 | 4% | |
| Goose Creek Bend | 36 | 0 | 0 | 36 | 4 | 0 | 0 | 4 | 32 | 0 | 0 | 32 | 11% | |
| Grenata | 58 | 0 | 0 | 58 | 16 | 0 | 0 | 16 | 42 | 0 | 0 | 42 | 28% | |
| Kincaid Forest | 303 | 199 | 0 | 502 | 299 | 197 | 0 | 496 | 4 | 2 | 0 | 6 | 99% | |
| Kingdom Farm | 59 | 0 | 0 | 59 | 0 | 0 | 0 | 0 | 59 | 0 | 0 | 59 | 0% | |
| Lake Hill | 48 | 0 | 0 | 48 | 0 | 0 | 0 | 0 | 48 | 0 | 0 | 48 | 0% | |
| Lakes at Red Rock, The(Northlake) | 236 | 140 | 0 | 376 | 175 | 131 | 0 | 306 | 61 | 9 | 0 | 70 | 81% | |
| Lansdowne (remainder in Ashburn) | 200 | 0 | 0 | 200 | 198 | 0 | 0 | 198 | 2 | 0 | 0 | 2 | 99% | |
| Old Waterford Knolls | 144 | 0 | 0 | 144 | 132 | 0 | 0 | 132 | 12 | 0 | 0 | 12 | 92% | |
| Potomac Crossing | 584 | 385 | 0 | 969 | 545 | 378 | 0 | 923 | 39 | 7 | 0 | 46 | 95% | |
| Potomac Station(Harper Park) | 916 | 438 | 260 | 1,614 | 858 | 438 | 152 | 1,448 | 58 | 0 | 108 | 166 | 90% | |
| Red Cedar | 281 | 36 | 0 | 317 | 16 | 0 | 0 | 16 | 265 | 36 | 0 | 301 | 5% | |
| River Creek | 590 | 760 | 0 | 1,350 | 521 | 592 | 0 | 1,113 | 69 | 168 | 0 | 237 | 82% | |
| Rokeby Hamlet | 86 | 0 | 0 | 86 | 32 | 0 | 0 | 32 | 54 | 0 | 0 | 54 | 37% | |
| Stratford (Stowers) | 424 | 449 | 509 | 1,382 | 408 | 187 | 300 | 895 | 16 | 262 | 209 | 487 | 65% | |
| Sycamore Hill | 0 | 480 | 0 | 480 | 0 | 445 | 0 | 445 | 0 | 35 | 0 | 35 | 93% | |
| Tavistock Farms | 306 | 213 | 108 | 627 | 297 | 213 | 108 | 618 | 9 | 0 | 0 | 9 | 99% | |
| Woodlea Hills | 37 | 0 | 0 | 37 | 35 | 0 | 0 | 35 | 2 | 0 | 0 | 2 | 95% | |
| Woodlea Manor | 437 | 0 | 0 | 437 | 383 | 0 | 0 | 383 | 54 | 0 | 0 | 54 | 88% | |
| Northwest | 616 | 0 | 0 | 616 | 282 | 0 | 0 | 282 | 334 | 0 | 0 | 334 | 46% | |
| Dale Property | 22 | 0 | 0 | 22 | 0 | 0 | 0 | 0 | 22 | 0 | 0 | 22 | 0% | |
| Deerfield | 42 | 0 | 0 | 42 | 27 | 0 | 0 | 27 | 15 | 0 | 0 | 15 | 64% | |
| Dutchman's Creek Hamlet | 73 | 0 | 0 | 73 | 25 | 0 | 0 | 25 | 48 | 0 | 0 | 48 | 34% | |
| Ecovillage | 53 | 0 | 0 | 53 | 8 | 0 | 0 | 8 | 45 | 0 | 0 | 45 | 15% | |
| New Town Meadows | 155 | 0 | 0 | 155 | 70 | 0 | 0 | 70 | 85 | 0 | 0 | 85 | 45% | |
| Saratoga | 56 | 0 | 0 | 56 | 0 | 0 | 0 | 0 | 56 | 0 | 0 | 56 | 0% | |
| Schoene Property | 29 | 0 | 0 | 29 | 0 | 0 | 0 | 0 | 29 | 0 | 0 | 29 | 0% | |
| Stonebrook Farm Hamlet | 31 | 0 | 0 | 31 | 15 | 0 | 0 | 15 | 16 | 0 | 0 | 16 | 48% | |
| Taylorstown Meadows | 32 | 0 | 0 | 32 | 22 | 0 | 0 | 22 | 10 | 0 | 0 | 10 | 69% | |
| Waterfield Hamlet | 20 | 0 | 0 | 20 | 16 | 0 | 0 | 16 | 4 | 0 | 0 | 4 | 80% | |

Table F-7, continued
Major Approved Residential Projects (20+ Units), 2005
Loudoun County, Virginia

| Planning Subarea/ Project Name* | Total Approved Units | | | | Units Built or Permitted as of 1/1/06 | | | | Units Remaining to be Built | | | | Percent Complete | |
|---|----------------------|-------|-------|-------|--|-------|-------|-------|-----------------------------|-----|-----|-------|---------------------|--|
| | SFD | SFA | MF | Total | SFD | SFA | MF | Total | SFD | SFA | MF | Total | | |
| Northwest continued | | | | | | | | | | | | | | |
| Waterford View Estates | 48 | 0 | 0 | 48 | 45 | 0 | 0 | 45 | 3 | 0 | 0 | 3 | 94% | |
| Wheatland Estates | 55 | 0 | 0 | 55 | 54 | 0 | 0 | 54 | 1 | 0 | 0 | 1 | 98% | |
| Potomac | 3,403 | 2,498 | 1,910 | 7,811 | 2,930 | 2,425 | 1,693 | 7,048 | 473 | 73 | 217 | 763 | 90% | |
| Carter's Grove | 27 | 0 | 0 | 27 | 24 | 0 | 0 | 24 | 3 | 0 | 0 | 3 | 89% | |
| Cascades** | 3,024 | 2,040 | 1,510 | 6,574 | 2,598 | 2,040 | 1,374 | 6,012 | 426 | 0 | 136 | 562 | 91% | |
| Cascades-Lowes Island Age Restricted Community | 0 | 66 | 126 | 192 | 0 | 0 | 75 | 75 | 0 | 66 | 51 | 117 | 39% | |
| Jefferson Village (Loudoun Village) | 0 | 174 | 274 | 448 | 0 | 174 | 244 | 418 | 0 | 0 | 30 | 30 | 93% | |
| River Bank Woods (Steinberg/Lorey Taylor & Brockman) | 79 | 0 | 0 | 79 | 62 | 0 | 0 | 62 | 17 | 0 | 0 | 17 | 78% | |
| South Bank | 221 | 28 | 0 | 249 | 202 | 28 | 0 | 230 | 19 | 0 | 0 | 19 | 92% | |
| Westerley (Route 7 Partners) | 52 | 190 | 0 | 242 | 44 | 183 | 0 | 227 | 8 | 7 | 0 | 15 | 94% | |
| Rt. 15 North | 918 | 33 | 0 | 951 | 301 | 0 | 0 | 301 | 617 | 33 | 0 | 650 | 32% | |
| Churchill Downs | 33 | 0 | 0 | 33 | 19 | 0 | 0 | 19 | 14 | 0 | 0 | 14 | 58% | |
| Elysian Heights | 301 | 33 | 0 | 334 | 10 | 0 | 0 | 10 | 291 | 33 | 0 | 324 | 3% | |
| Glynn Tarra Estates | 40 | 0 | 0 | 40 | 36 | 0 | 0 | 36 | 4 | 0 | 0 | 4 | 90% | |
| Historic Selma Estates | 176 | 0 | 0 | 176 | 0 | 0 | 0 | 0 | 176 | 0 | 0 | 176 | 0% | |
| Lee's Crossing | 48 | 0 | 0 | 48 | 22 | 0 | 0 | 22 | 26 | 0 | 0 | 26 | 46% | |
| Raspberry Falls (Moorlands) | 205 | 0 | 0 | 205 | 142 | 0 | 0 | 142 | 63 | 0 | 0 | 63 | 69% | |
| Waterford Ridge | 115 | 0 | 0 | 115 | 72 | 0 | 0 | 72 | 43 | 0 | 0 | 43 | 63% | |
| Rt. 15 South | 396 | 0 | 0 | 396 | 4 | 0 | 0 | 4 | 392 | 0 | 0 | 392 | 1% | |
| Barclay Ridge | 76 | 0 | 0 | 76 | 1 | 0 | 0 | 1 | 75 | 0 | 0 | 75 | 1% | |
| Chudleigh | 32 | 0 | 0 | 32 | 0 | 0 | 0 | 0 | 32 | 0 | 0 | 32 | 0% | |
| Courtland Farm | 288 | 0 | 0 | 288 | 3 | 0 | 0 | 3 | 285 | 0 | 0 | 285 | 1% | |
| Rt. 7 West | 2,847 | 638 | 0 | 3,485 | 1,670 | 146 | 0 | 1,816 | 1,177 | 492 | 0 | 1,669 | 52% | |
| Autumn Hill | 0 | 492 | 0 | 492 | 0 | 0 | 0 | 0 | 0 | 492 | 0 | 492 | 0% | |
| Chestnut Hills | 33 | 0 | 0 | 33 | 19 | 0 | 0 | 19 | 14 | 0 | 0 | 14 | 58% | |

Table F-7, continued
Major Approved Residential Projects (20+ Units), 2005
Loudoun County, Virginia

| Planning Subarea/ Project Name* | Total Approved Units | | | | Units Built or Permitted as of 1/1/06 | | | | Units Remaining to be Built | | | | Percent Complete |
|--|----------------------|------------|--------------|--------------|--|------------|--------------|--------------|-----------------------------|-----------|------------|------------|---------------------|
| | SFD | SFA | MF | Total | SFD | SFA | MF | Total | SFD | SFA | MF | Total | |
| Rt. 7 West | | | | | | | | | | | | | |
| Cortland Square | 8 | 31 | 0 | 39 | 7 | 31 | 0 | 38 | 1 | 0 | 0 | 1 | 97% |
| Creekside at Round Hill | 95 | 0 | 0 | 95 | 0 | 0 | 0 | 0 | 95 | 0 | 0 | 95 | 0% |
| Courts Of St. Francis | 49 | 0 | 0 | 49 | 45 | 0 | 0 | 45 | 4 | 0 | 0 | 4 | 92% |
| Golden Springs | 25 | 0 | 0 | 25 | 23 | 0 | 0 | 23 | 2 | 0 | 0 | 2 | 92% |
| Greenwood Commons | 40 | 0 | 0 | 40 | 39 | 0 | 0 | 39 | 1 | 0 | 0 | 1 | 98% |
| Hamilton Ridge (<i>Fawn Meadow, Saddle Ridge,</i> | 63 | 0 | 0 | 63 | 35 | 0 | 0 | 35 | 28 | 0 | 0 | 28 | 56% |
| Hamilton Station Estates | 24 | 0 | 0 | 24 | 23 | 0 | 0 | 23 | 1 | 0 | 0 | 1 | 96% |
| Hamlets Of Blue Ridge, The | 71 | 0 | 0 | 71 | 46 | 0 | 0 | 46 | 25 | 0 | 0 | 25 | 65% |
| Heather Knolls | 39 | 0 | 0 | 39 | 8 | 0 | 0 | 8 | 31 | 0 | 0 | 31 | 21% |
| Highlands, The | 106 | 0 | 0 | 106 | 30 | 0 | 0 | 30 | 76 | 0 | 0 | 76 | 28% |
| Hirst Farm | 240 | 0 | 0 | 240 | 150 | 0 | 0 | 150 | 90 | 0 | 0 | 90 | 63% |
| Kingsbridge Manor | 27 | 0 | 0 | 27 | 19 | 0 | 0 | 19 | 8 | 0 | 0 | 8 | 70% |
| Locust Grove | 212 | 0 | 0 | 212 | 197 | 0 | 0 | 197 | 15 | 0 | 0 | 15 | 93% |
| Oak Knoll Farms | 78 | 0 | 0 | 78 | 50 | 0 | 0 | 50 | 28 | 0 | 0 | 28 | 64% |
| Old Dominion Valley | 138 | 0 | 0 | 138 | 137 | 0 | 0 | 137 | 1 | 0 | 0 | 1 | 99% |
| Orchards at Round Hill | 34 | 0 | 0 | 34 | 18 | 0 | 0 | 18 | 16 | 0 | 0 | 16 | 53% |
| Rose Hill Estates | 51 | 0 | 0 | 51 | 25 | 0 | 0 | 25 | 26 | 0 | 0 | 26 | 49% |
| Stoneleigh | 170 | 0 | 0 | 170 | 130 | 0 | 0 | 130 | 40 | 0 | 0 | 40 | 76% |
| Villages at Round Hill *** | 1,009 | 115 | 0 | 1,124 | 523 | 115 | 0 | 638 | 486 | 0 | 0 | 486 | 57% |
| Village Case, The | 146 | 0 | 0 | 146 | 80 | 0 | 0 | 80 | 66 | 0 | 0 | 66 | 55% |
| Woodmar Farm | 67 | 0 | 0 | 67 | 0 | 0 | 0 | 0 | 67 | 0 | 0 | 67 | 0% |
| Wright Farm | 122 | 0 | 0 | 122 | 66 | 0 | 0 | 66 | 56 | 0 | 0 | 56 | 54% |
| Southwest | 113 | 0 | 0 | 113 | 20 | 0 | 0 | 20 | 93 | 0 | 0 | 93 | 18% |
| Fox Run | 48 | 0 | 0 | 48 | 0 | 0 | 0 | 0 | 48 | 0 | 0 | 48 | 0% |
| Goose Creek Chase | 24 | 0 | 0 | 24 | 1 | 0 | 0 | 1 | 23 | 0 | 0 | 23 | 4% |
| Kelley | 20 | 0 | 0 | 20 | 9 | 0 | 0 | 9 | 11 | 0 | 0 | 11 | 45% |
| Silcott Meadow | 21 | 0 | 0 | 21 | 10 | 0 | 0 | 10 | 11 | 0 | 0 | 11 | 48% |
| Sterling | 100 | 480 | 1,217 | 1,797 | 61 | 412 | 1,007 | 1,480 | 39 | 68 | 210 | 317 | 82% |
| Brooks Property | 46 | 0 | 0 | 46 | 29 | 0 | 0 | 29 | 17 | 0 | 0 | 17 | 63% |

Table F-7, continued
Major Approved Residential Projects (20+ Units), 2005
Loudoun County, Virginia

| Planning Subarea/ Project Name* | Total Approved Units | | | | Units Built or Permitted as of 1/1/06 | | | | Units Remaining to be Built | | | | Percent Complete |
|--|----------------------|---------------|---------------|---------------|--|---------------|--------------|---------------|-----------------------------|---------------|---------------|---------------|---------------------|
| | SFD | SFA | MF | Total | SFD | SFA | MF | Total | SFD | SFA | MF | Total | |
| <i>Sterling continued</i> | | | | | | | | | | | | | |
| Colonnade (<i>Dulles Town Center</i>) | 0 | 211 | 857 | 1,068 | 0 | 155 | 857 | 1,012 | 0 | 56 | 0 | 56 | 95% |
| Community Church | 0 | 0 | 360 | 360 | 0 | 0 | 150 | 150 | 0 | 0 | 210 | 210 | 42% |
| Groveswood | 0 | 269 | 0 | 269 | 0 | 257 | 0 | 257 | 0 | 12 | 0 | 12 | 96% |
| Lochewood (<i>Sterling Associates</i>) | 32 | 0 | 0 | 32 | 31 | 0 | 0 | 31 | 1 | 0 | 0 | 1 | 97% |
| Lochewood Manor (<i>Guilford Crossing</i>) | 22 | 0 | 0 | 22 | 1 | 0 | 0 | 1 | 21 | 0 | 0 | 21 | 5% |
| Total | 34,646 | 25,889 | 21,818 | 82,353 | 21,544 | 15,519 | 9,196 | 46,259 | 13,102 | 10,370 | 12,622 | 36,094 | 56% |

Source: Loudoun County Building and Development; Compiled by: Loudoun County Department of Economic Development.

* Includes rezonings and by-right projects.

** Includes Falcon's Landing, Potomac Lakes, Potomac Terrace, Town Center at Westlakes & Potomac Lakes Town Center.

*** Includes Round Hill Rural Estates, Mountain Valley, Lakepoint & The Villages at Round Hill.

SFD - Single Family Detached SFA - Single Family Attached MF - Multifamily

Residential Building Permits Trends -- Northern Virginia

The number of new residential units permitted in Northern Virginia exceeded 22,000 in 2005. Loudoun County's share of total residential permits in that year was 23 percent.

Table F-8
Trends in Residential Building Permits Issued, 1995-2005
Northern Virginia Jurisdictions

| Jurisdiction | Number of New Units Permitted | | | | | | | | | | | Distribution |
|-----------------------|-------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------------|
| | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2005 |
| Alexandria City | 185 | 173 | 1,286 | 1,538 | 1,456 | 1,100 | 1,364 | 1,244 | 72 | 843 | 859 | 3.9% |
| Arlington County | 913 | 660 | 1,468 | 380 | 283 | 811 | 1,175 | 2,927 | 1,273 | 1,273 | 2,805 | 12.6% |
| Clarke County | NA | NA | 0 | 74 | 123 | 101 | 139 | 133 | 129 | 130 | 221 | 1.0% |
| Fairfax City | 135 | 100 | 80 | 125 | 79 | 166 | 192 | 27 | 16 | 47 | 28 | 0.1% |
| Fairfax County | 7,114 | 8,312 | 6,578 | 6,159 | 9,411 | 5,706 | 6,337 | 5,979 | 4,020 | 6,780 | 3,836 | 17.3% |
| Falls Church City | NA | NA | NA | NA | NA | 1 | 2 | 2 | 3 | 5 | 17 | 0.1% |
| Fauquier County | NA | NA | 360 | 426 | 466 | 533 | 797 | 709 | 800 | 703 | 547 | 2.5% |
| Fredericksburg City | NA | NA | 31 | 210 | 272 | 41 | 75 | 109 | 46 | 170 | 35 | 0.2% |
| Loudoun County | 2,686 | 3,056 | 3,505 | 5,274 | 5,852 | 6,134 | 4,712 | 6,108 | 6,766 | 6,664 | 5,065 | 22.8% |
| Manassas City | NA | 86 | 83 | 74 | 176 | 54 | 163 | 142 | 132 | 147 | 40 | 0.2% |
| Manassas Park City | NA | 342 | 174 | 211 | 306 | 207 | 49 | 213 | 162 | 189 | NA | NA |
| Prince William County | 2,534 | 2,353 | 2,869 | 2,797 | 3,751 | 4,758 | 4,593 | 6,015 | 6,572 | 5,822 | 5,304 | 23.9% |
| Spotsylvania County | NA | NA | 1,685 | 1,630 | 1,631 | 1,502 | 2,407 | 1,651 | 1,875 | 1,294 | 1,441 | 6.5% |
| Stafford County | 1,132 | 1,422 | 1,172 | 1,415 | 1,238 | 2,056 | 1,741 | 2,067 | 1,652 | 1,953 | 1,609 | 7.2% |
| Warren County | NA | NA | 171 | 224 | 190 | 201 | 304 | 331 | 318 | 416 | 398 | 1.8% |
| Total | 14,699 | 16,504 | 19,462 | 20,537 | 25,234 | 23,371 | 24,050 | 27,657 | 23,836 | 26,436 | 22,205 | 100.0% |

Source: U.S. Census Bureau through 2004. 2005 data from Weldon Cooper Center for Public Service, except Arlington, Loudoun, and Spotsylvania counties directly from jurisdictions.

NA: Not available or incomplete information.

Section G - Nonresidential Development

Successful business development increases the county's capacity to generate employment opportunities and broadens the county's tax base. A key factor in this success is having a diverse portfolio of sites where businesses can locate. Analyzing local economic trends provides useful indications of changes in the supply and demand of office and industrial space.

In 1990, Loudoun County had 13 million square feet of nonresidential space, compared to the current inventory of just over 61 million square feet. In 2005, 3.8 million square feet of nonresidential construction was permitted. The nonresidential vacancy rate continued its downward trend, dropping to 13.1 percent from 14.6 percent the year before.

Loudoun County accounts for 11 percent of the Northern Virginia region's rentable commercial and industrial space. However, Loudoun has a higher percentage of Flex and Industrial space than other Northern Virginia jurisdictions as a result of serving Washington Dulles International Airport.

Some of the local data presented in this section is broken down by planning subarea. Loudoun has defined ten planning subareas that represent geographical areas with similar development futures and are used in growth scenario development and analysis. A map showing the location of the planning subareas is provided on page 71.

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Nonresidential Building Permit Trends -- Loudoun County

Nonresidential square feet permitted in 2005 totaled nearly 3.8 million square feet. There was more than a 200 percent increase in Office square footage permitted in 2005 over 2004.

Table G-1
Nonresidential Building Permit Trends, 1995-2005
Loudoun County, Virginia

| Year | Square Feet Permitted | | | | Total |
|----------------------|-----------------------|-------------------|------------------|-------------------|-------------------|
| | Office | Industrial | Retail | Other* | |
| 1995 | 201,790 | 131,034 | 425,850 | 172,025 | 930,699 |
| 1996 | 355,684 | 262,625 | 533,283 | 695,943 | 1,847,535 |
| 1997 | 468,391 | 777,366 | 121,278 | 841,337 | 2,208,372 |
| 1998 | 1,843,364 | 913,249 | 1,158,478 | 1,098,211 | 5,013,302 |
| 1999 | 1,708,919 | 1,217,589 | 532,130 | 1,882,646 | 5,341,284 |
| 2000 | 2,034,389 | 3,207,333 | 879,981 | 1,877,463 | 7,999,166 |
| 2001 | 843,831 | 1,361,026 | 461,018 | 1,809,405 | 4,475,280 |
| 2002 | 156,392 | 415,072 | 529,918 | 800,216 | 1,901,598 |
| 2003 | 413,835 | 468,860 | 731,472 | 1,600,998 | 3,215,165 |
| 2004 | 231,920 | 1,287,078 | 799,673 | 1,529,523 | 3,848,194 |
| 2005 | 729,306 | 1,342,975 | 540,708 | 1,184,265 | 3,797,254 |
| Total | 8,987,821 | 11,384,207 | 6,713,789 | 13,492,032 | 40,577,849 |
| Percent Distribution | 22.1% | 28.1% | 16.5% | 33.2% | 100.0% |

Source: Loudoun County Department of Building & Development. Compiled by: Loudoun County Department of Economic Development.

* Includes schools, hospitals, churches, airport support facilities, self storage, etc.

Nonresidential Building Permits by Planning Subarea -- Loudoun County

Nearly half of all the nonresidential square footage permitted in 2005 was in Ashburn. Ashburn also accounted for more than 50 percent of both office and industrial development. A map showing the location of the planning subareas is located on page 71.

Table G-2
Nonresidential Building Permits By Planning Subarea, 2005
Loudoun County, Virginia

| Planning Subarea | Total Square Footage | | | | Total | Distribution |
|----------------------|----------------------|------------------|----------------|------------------|------------------|---------------|
| | Office | Industrial | Retail | Other* | | |
| Ashburn | 490,927 | 937,899 | 144,745 | 211,690 | 1,785,261 | 47.0% |
| Dulles | 56,923 | 213,321 | 110,905 | 680,186 | 1,061,335 | 28.0% |
| Leesburg | 76,716 | 1,749 | 116,319 | 113,978 | 308,762 | 8.1% |
| Northwest | 0 | 0 | 0 | 0 | 0 | 0.0% |
| Potomac | 0 | 0 | 51,587 | 0 | 51,587 | 1.4% |
| Route 15 North | 0 | 0 | 0 | 2,803 | 2,803 | 0.1% |
| Route 15 South | 0 | 0 | 0 | 5,363 | 5,363 | 0.1% |
| Route 7 West | 28,768 | 0 | 0 | 8,268 | 37,036 | 1.0% |
| Southwest | 0 | 0 | 0 | 1,427 | 1,427 | 0.0% |
| Sterling | 75,972 | 190,006 | 117,152 | 160,550 | 543,680 | 14.3% |
| Total | 729,306 | 1,342,975 | 540,708 | 1,184,265 | 3,797,254 | 100.0% |
| Percent Distribution | 19.2% | 35.4% | 14.2% | 31.2% | 100.0% | |

Source: Loudoun County Department of Building & Development. Compiled by Loudoun County Department of Economic Development.

* Includes schools, hospitals, churches, airport support facilities, self storage, etc.

Inventory of Nonresidential Space -- Loudoun County

In 2005, Loudoun County's inventory of nonresidential space totaled 61 million square feet. Retail is most concentrated in Leesburg and Sterling, which combine for 61 percent of Loudoun's total retail space. Ashburn contains more than 54 percent of Loudoun's office space and nearly 51 percent of Loudoun's industrial space. A map showing the location of the planning subareas is found on page 71.

Table G-3
Inventory of Nonresidential Space by Planning Subarea, 2005
Loudoun County, Virginia

| Planning Subarea | Total Square Footage | | | | Total | Distribution |
|------------------|----------------------|-------------------|-------------------|-------------------|-------------------|--------------|
| | Office | Industrial | Retail | Other* | | |
| Ashburn | 7,594,768 | 8,756,385 | 1,584,790 | 6,310,839 | 24,246,781 | 39.7% |
| Dulles | 769,520 | 1,845,179 | 776,192 | 2,354,138 | 5,745,029 | 9.4% |
| Leesburg | 2,035,843 | 622,078 | 3,266,770 | 3,292,881 | 9,217,573 | 15.1% |
| Northwest | 4,398 | 23,103 | 31,405 | 239,793 | 298,699 | 0.5% |
| Potomac | 580,084 | 62,656 | 1,083,359 | 1,793,464 | 3,519,563 | 5.8% |
| Route 15 North | 1,008 | 7,361 | 7,361 | 81,697 | 97,427 | 0.2% |
| Route 15 South | 0 | 14,709 | 17,693 | 40,356 | 72,759 | 0.1% |
| Route 7 West | 156,193 | 386,790 | 442,765 | 1,341,706 | 2,327,454 | 3.8% |
| Southwest | 95,995 | 17,803 | 138,131 | 224,797 | 476,727 | 0.8% |
| Sterling | 2,820,280 | 5,421,274 | 3,124,200 | 3,646,624 | 15,012,379 | 24.6% |
| Total | 14,058,090 | 17,157,338 | 10,472,666 | 19,326,296 | 61,014,389 | 100% |
| Distribution | 23.0% | 28.1% | 17.2% | 31.7% | 100.0% | |

Source: Loudoun County Department of Building & Development. Compiled by Loudoun County Department of Economic Development.

* Includes schools, hospitals, churches, airport support facilities, self storage, etc.

Office and Industrial Vacancy Rate Trends -- Loudoun County

Vacancy rates for office and industrial leased space continued their five-year steady descent in 2005. Office vacancies declined 2.8 percentage points, representing a 22 percent reduction, while Flex/Industrial rates dropped 0.8 percentage points, representing a 5 percent reduction. Total vacancy declined 10 percent in 2005.

Table G-4

Trends in Office and Industrial Vacancy Rates, 2005* **Loudoun County, Virginia**

| Type of Space | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 |
|----------------------|--------------|-------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|
| Office | 19.4% | 5.0% | 2.1% | 4.8% | 7.8% | 9.7% | 19.3% | 19.5% | 16.3% | 12.8% | 10.0% |
| Flex/Industrial | 13.4% | 6.7% | 5.4% | 5.2% | 1.9% | 5.4% | 18.9% | 21.4% | 19.2% | 15.9% | 15.1% |
| Total | 15.4% | 6.1% | 4.3% | 5.0% | 4.3% | 7.1% | 19.1% | 20.6% | 18.0% | 14.6% | 13.1% |

Source: CoStar Realty Information, Inc. Compiled by: Loudoun County Department of Economic Development.

** Vacancy as of December 31.*

Major Office and Industrial Projects -- Loudoun County

More than 110 office and industrial projects offer over 10,000 developable acres, with approximately 7,000 acres undeveloped. Currently, these projects accommodate more than 28.1 million square feet of existing office and industrial space. In 2004, a detailed report, *Economic Development Market Analysis of Eastern Loudoun County Office & Industrial Land*, was produced. This report, and an update of the supporting data, are available on the Department's website at biz.loudoun.gov. A map of the corridors can be found on page 73.

Table G-5
Major Office and Industrial Projects, 2005
Loudoun County, Virginia

| Park/Site Name | Zoning | Developed Land | | | Vacant Land | | |
|-----------------------------------|-----------------|----------------|------------------|---------|--------------|---------------------------|----------------------|
| | | Usable Acres | Square Footage | Density | Usable Acres | Max Density (FAR) Allowed | Sq Ft at Max Density |
| Route 7 | | 651 | 5,704,586 | | 1,138 | | 17,600,161 |
| Ashbrook Corporate Center | PD-IP | 30 | 261,131 | 0.20 | 73 | 0.40 | 1,274,740 |
| Ashburn Village Executive Center | PD-IP | 0 | 0 | 0.00 | 82 | 0.40 | 1,423,018 |
| Belmont (Belmont Country Club) | PD-OP | 0 | 0 | 0.00 | 111 | 0.20 | 967,000 |
| Commonwealth Center-Ashburn | PD-IP | 0 | 0 | 0.00 | 112 | 0.40 | 1,949,746 |
| Crosscreek Corporate Center | PD-OP | 6 | 60,000 | 0.24 | 12 | 0.40 | 213,618 |
| Janelia Farm | PD-RDP | 72 | 971,320 | 0.31 | NA | NA | NA |
| Lansdowne Town Center | PD-OP | 0 | 0 | 0.00 | 42 | 0.53 | 956,000 |
| Lansdowne Corporate Center | PD-OP | 169 | 959,453 | 0.13 | 0 | NA | NA |
| Loudoun Pointe* | PD-IP | 0 | 0 | 0.00 | 172 | 0.40 | 2,998,670 |
| Loudoun Square Industrial Park | PD-IP w/ SPEX** | 10 | 162,078 | 0.37 | 11 | 0.40 | 189,050 |
| Loudoun Tech Center | PD-IP w/ SPEX** | 204 | 2,218,177 | 0.25 | 28 | 0.34 | 420,000 |
| Next to Janelia | PD-OP | 0 | 0 | 0.00 | 5 | 0.40 | 93,218 |
| One Loudoun Center* | PD-RDP | 0 | 0 | 0.00 | 266 | 0.40 | 4,639,314 |
| Phillips Property | PD-IP/ PD-OP | 34 | 294,622 | 0.20 | 5 | 0.40 | 84,855 |
| Potomac Farm Business Park | PD-OP | 0 | 0 | 0.00 | 77 | 0.28 | 950,000 |
| University Center (GW University) | PD-RDP | 59 | 369,568 | 0.14 | 35 | 0.34 | 515,925 |
| University Center | PD-RDP | 68 | 407,586 | 0.14 | 107 | 0.20 | 925,000 |
| Route 625 | | 510 | 6,586,165 | | 894 | | 14,225,185 |
| Ashburn Center (MIE) | PD-IP w/ SPEX** | 29 | 336,720 | 0.27 | 48 | 0.21 | 440,000 |
| Ashburn Center (Netway 2) | PD-IP | 0 | 0 | 0.00 | 26 | 0.40 | 456,100 |
| Ashburn Center (Netway Center) | PD-OP | 0 | 0 | 0.00 | 26 | 0.40 | 459,645 |

Table G-5, continued
Major Office and Industrial Projects, 2005
Loudoun County, Virginia

| Park/Site Name | Zoning | Developed Land | | | Vacant Land | | |
|--|-----------------|----------------|----------------|---------|--------------|---------------------------|----------------------|
| | | Usable Acres | Square Footage | Density | Usable Acres | Max Density (FAR) Allowed | Sq Ft at Max Density |
| Route 625 continued | | | | | | | |
| Ashburn Corporation Center | PD-IP w/ SPEX** | 30 | 357,519 | 0.28 | 79 | 0.32 | 1,100,000 |
| Ashburn Farm | PD-OP | 6 | 75,000 | 0.29 | 0 | NA | NA |
| Ashburn Village Research Park* | PD-IP | 0 | 0 | 0.00 | 94 | 0.40 | 1,629,492 |
| Beaumeade Corporate Park (Lerner) | PD-IP w/ SPEX** | 0 | 0 | 0.00 | 117 | 0.35 | 1,800,000 |
| Beaumeade Corporate Park (other lot owners) | PD-IP | 182 | 2,013,413 | 0.25 | 79 | 0.40 | 1,400,000 |
| Broad Run Business Center | PD-IP w/ SPEX** | 118 | 1,803,513 | 0.35 | 88 | 0.39 | 1,500,000 |
| Cedar Lane | PD-IP | 10 | NA | NA | 0 | NA | NA |
| Verizon Campus | PD-OP | 135 | 2,000,000 | 0.35 | 288 | 0.40 | 4,564,565 |
| Stonegate* | PD-IP | 0 | 0 | 0.00 | 50 | 0.40 | 875,382 |
| Route 606 | | 744 | 7,202,194 | | 2,300 | | 22,663,683 |
| 606 Development Corp* | CLI | 0 | 0 | 0.00 | 80 | 0.40 | 1,393,746 |
| ABC Auto --Bryant Dulles | PD-GI | 72 | 79,393 | 0.03 | 0 | NA | NA |
| Airport Commerce Center | PD-GI | 32 | 404,488 | 0.29 | 0 | 0.40 | NA |
| Bay Dulles/Power | PD-IP | 18 | 216,908 | 0.28 | 8 | 0.40 | 132,422 |
| Brambleton | PD-GI | 0 | 0 | 0.00 | 160 | 0.40 | 2,779,999 |
| Bryant Dulles Industrial Park West (Smart Bears) | PD-GI | 0 | 0 | 0.00 | 82 | 0.40 | 1,425,632 |
| Bryant Industrial Park | PD-GI | 11 | 108,612 | 0.22 | 0 | NA | NA |
| Burgers Industrial | PD-GI | 18 | 169,028 | 0.21 | 0 | NA | NA |
| Cabin Branch | PD-GI | 5 | 43,500 | 0.18 | 0 | NA | NA |
| Centennial Dominion Center | PD-RDP | 0 | 0 | 0.00 | 100 | 0.40 | 1,746,408 |
| Concorde Industrial Park | PD-GI | 43 | 680,095 | 0.37 | 10 | 0.40 | 167,967 |
| Dulles Summit (Westgroup) | PD-GI | 17 | 201,536 | 0.27 | 47 | 0.37 | 764,000 |
| Dulles Trade Center I | PD-GI | 38 | 546,975 | 0.33 | 10 | 0.40 | 180,861 |
| Dulles Trade Center II | PD-GI | 42 | 392,927 | 0.22 | 46 | 0.40 | 807,777 |
| Dulles Trade Center III* | PD-GI | 0 | 0 | 0.00 | 243 | 0.24 | 2,500,000 |
| Dulles World (Airport owned) | PD-GI | 0 | 0 | 0.00 | 675 | NA | NA |
| Four Corners | PD-GI | 5 | 42,790 | 0.21 | 2 | 0.40 | 37,287 |
| Greenway Industrial Broad Run | PD-GI | 85 | 887,712 | 0.24 | 0 | NA | NA |
| Hazout | PD-IP | 0 | 0 | 0.00 | 328 | 0.14 | 2,000,000 |

Table G-5, continued
Major Office and Industrial Projects, 2005
Loudoun County, Virginia

| Park/Site Name | Zoning | Developed Land | | | Vacant Land | | |
|--------------------------------|---------------------|----------------|----------------|---------|--------------|---------------------------|----------------------|
| | | Usable Acres | Square Footage | Density | Usable Acres | Max Density (FAR) Allowed | Sq Ft at Max Density |
| Route 606 continued | | | | | | | |
| Indian Creek | PD-GI | 13 | 221,866 | 0.40 | 0 | NA | NA |
| Loudoun Business Park | PD-GI | 4 | 61,380 | 0.35 | 0 | NA | NA |
| Mercure Business Park | PD-GI | 127 | 1,259,852 | 0.23 | 34 | 0.40 | 598,863 |
| Misc 606 and Shaw | PD-GI | 22 | 391,475 | 0.40 | 6 | 0.40 | 100,536 |
| Misc 606 East | PD-GI | 33 | 69,640 | 0.05 | 26 | 0.40 | 449,539 |
| Misc 606 West (concrete plant) | PD-GI | 25 | 26,784 | 0.02 | 0 | NA | NA |
| Misc 606/ Dulles Dist. | PD-GI | 16 | 70,269 | 0.10 | 0 | NA | NA |
| Misc Moran | PD-IP | 23 | 185,519 | 0.18 | 4 | 0.40 | 69,173 |
| Northpointe | PD-GI | 48 | 606,481 | 0.29 | 0 | NA | NA |
| Oak Grove Industrial Park | PD-GI | 12 | 108,498 | 0.21 | 0 | NA | NA |
| Prologis Park | PD-IP | 32 | 426,466 | 0.30 | 0 | NA | NA |
| RSSJ | PD-GI | 0 | 0 | 0.00 | 173 | 0.40 | 3,009,473 |
| Westwind 606 | PD-GI | 0 | 0 | 0.00 | 266 | 0.39 | 4,500,000 |
| Route 50 | | 182 | 494,773 | | 580 | | 10,109,230 |
| Chantilly West | CLI/ MRHI | 0 | 0 | 0.00 | 86 | 0.40 | 1,491,320 |
| Dulles Ind Park South | MRHI | 9 | 64,218 | 0.16 | 2 | 0.40 | 30,666 |
| East Gate | CLI | 0 | 0 | 0.00 | 138 | 0.40 | 2,406,603 |
| German Subdivision | CLI | 5 | NA | NA | 0 | NA | NA |
| Hazout | CLI | 0 | 0 | 0.00 | 21 | 0.40 | 373,048 |
| Pleasant Valley | CLI/ MRHI | 40 | 87,738 | 0.05 | 5 | 0.40 | 95,135 |
| Route 50 business | PD-GI and GB | 2 | 6,796 | 0.08 | 9 | 0.40 | 153,505 |
| Rt 50 North | CLI/PD-GI/ MRHI/ GB | 56 | 262,874 | 0.11 | 117 | 0.40 | 2,037,040 |
| Rt 50 South | CLI/PD-GI/ PD-IP | 69 | 73,147 | 0.02 | 202 | 0.40 | 3,521,913 |
| Route 28 | | 729 | 7,684,595 | | 1,142 | | 18,530,493 |
| Commonwealth Center- Sterling | PD-IP | 29 | 398,093 | 0.32 | 9 | 0.40 | 163,960 |
| Downs Industrial Park | PD-IP | 20 | 38,780 | 0.04 | 36 | 0.40 | 626,393 |
| Dulles 2000 | PD-RDP | 0 | 0 | 0.00 | 29 | 0.64 | 800,000 |
| Dulles Commerce Center | PD-GI/ C1 | 2 | 0 | 0.00 | 39 | 0.40 | 680,233 |

Table G-5, continued
Major Office and Industrial Projects, 2005
Loudoun County, Virginia

| Park/Site Name | Zoning | Developed Land | | | Vacant Land | | |
|-----------------------------------|-------------------------|----------------|----------------|---------|--------------|---------------------------|----------------------|
| | | Usable Acres | Square Footage | Density | Usable Acres | Max Density (FAR) Allowed | Sq Ft at Max Density |
| Route 28 continued | | | | | | | |
| Dulles Gateway (Corporate Center) | PD-IP w/ SPEX** | 3 | NA | NA | 4 | 0.40 | 64,992 |
| Dulles International Park | PD-IP | 38 | 240,266 | 0.15 | 18 | 0.40 | 318,336 |
| Dulles North Corporate Park | PD-IP w/ SPEX** | 48 | 606,733 | 0.29 | 33 | 0.40 | 578,128 |
| Dulles Town Center | PD-IP/ PD-OP | 27 | 282,096 | 0.24 | 214 | 0.40 | 3,732,918 |
| Highpoint Corporate Park | PD-IP w/ SPEX** /PD-RDP | 0 | 0 | 0.00 | 55 | 0.33 | 800,000 |
| Jaguar Office Park | PD-IP | 27 | 248,369 | 0.21 | 0 | NA | NA |
| Loudoun Center | PD-IP w/ SPEX** | 9 | 81,548 | 0.20 | 0 | NA | NA |
| Loudoun Gateway | PD-IP w/ SPEX** | 71 | 837,876 | 0.27 | 48 | 0.40 | 842,799 |
| Misc Cedar Green | PD-IP | 5 | 14,605 | 0.07 | 28 | 0.40 | 479,857 |
| Misc Church | PD-IP | 0 | 0 | 0.00 | 16 | 0.40 | 278,261 |
| Misc Shaw Road | PD-IP | 14 | 131,408 | 0.22 | 4 | 0.40 | 77,188 |
| Misc Sterling Blvd | PD-IP | 5 | 13,855 | 0.06 | 18 | 0.40 | 316,246 |
| Nattak (Waterside)--AOL | PD-OP | 0 | 0 | 0.00 | 64 | 0.27 | 760,000 |
| Oakbrook | PD-IP | 16 | 83,703 | 0.12 | 0 | NA | NA |
| Paragon Park | PD-IP | 0 | 0 | 0.00 | 104 | 0.40 | 1,800,000 |
| Prospect Industrial Park | PD-IP | 16 | 179,220 | 0.26 | 11 | 0.40 | 187,656 |
| Ray Property | PD-IP | 0 | 0 | 0.00 | 216 | 0.32 | 3,000,000 |
| Staverton/Severn (east/west 28) | PD-IP | 57 | 668,675 | 0.27 | 10 | 0.40 | 174,240 |
| Steeplechase/Developer/Owner | PD-IP | 36 | 378,405 | 0.24 | 7 | 0.26 | 74,595 |
| Steeplechase/ Orbital | PD-IP w/ SPEX** | 54 | 584,876 | 0.25 | 15 | 0.39 | 250,000 |
| Sterling Park Business Center | PD-IP | 63 | 730,510 | 0.27 | 47 | 0.24 | 488,000 |
| Tall Oaks | PD-IP | 20 | 40,672 | 0.05 | 18 | 0.40 | 321,299 |
| TransDulles Centre | PD-IP | 86 | 1,174,287 | 0.31 | 55 | 0.40 | 963,373 |
| Victoria Station* | PD-IP | 0 | 0 | 0.00 | 9 | 0.40 | 156,990 |
| Vintage Park | PD-IP w/ SPEX** | 17 | 254,228 | 0.35 | 8 | 0.40 | 138,695 |
| Wiseland Farm | PD-IP | 8 | 120,279 | 0.34 | 5 | 0.40 | 93,044 |
| Woodland | PD-GI | 58 | 576,111 | 0.23 | 21 | 0.40 | 363,290 |
| Route 267/Greenway | | 38 | 432,000 | | 1,178 | | 22,769,958 |
| Broadlands* | PD-OP | 8 | 0 | 0.00 | 74 | 0.40 | 1,266,376 |

Table G-5, continued
Major Office and Industrial Projects, 2005
Loudoun County, Virginia

| Park/Site Name | Zoning | Developed Land | | | Vacant Land | | |
|-----------------------------------|---------------|----------------|----------------|---------|--------------|---------------------------|----------------------|
| | | Usable Acres | Square Footage | Density | Usable Acres | Max Density (FAR) Allowed | Sq Ft at Max Density |
| Route 267/Greenway continued | | | | | | | |
| CIT (Dulles World Center) | PD-RDP | 0 | 0 | 0.00 | 60 | 1.00 | 2,610,986 |
| Dulles Berry | PD-RDP | 0 | 0 | 0.00 | 80 | 0.40 | 1,399,321 |
| Dulles Parkway Center | PD-OP/PD-IP | 0 | 0 | 0.00 | 39 | 0.40 | 680,581 |
| Greenway Corporate Park | PD-OP | 0 | 0 | 0.00 | 31 | 0.40 | 534,394 |
| Greenway- misc | PD-OP | 0 | 0 | 0.00 | 7 | 0.40 | 121,968 |
| Greenway--Rounsewell | PD-GI | 0 | 0 | 0.00 | 10 | 0.40 | 177,725 |
| Loudoun Exchange | PD-OP/ PD-IP | 25 | 432,000 | 0.40 | 18 | 0.40 | 309,102 |
| Loudoun Parkway Center | PD-IP / PD-OP | 0 | 0 | 0.00 | 164 | 0.35 | 2,500,000 |
| Loudoun Station | TRC | 0 | 0 | 0.00 | 43 | 0.69 | 1,300,000 |
| Moorefield Station | TRC | 0 | 0 | 0.00 | 510 | 2.00 | 9,400,000 |
| Ryan Park Center | PD-OP | 5 | 0 | 0.00 | 13 | 0.40 | 221,111 |
| TAB 1 | PD-OP | 0 | 0 | 0.00 | 129 | 0.40 | 2,248,393 |
| Town of Leesburg | | 0 | 0 | | 142 | | 0 |
| Airport Commerce | I-1 | *** | *** | *** | 22 | *** | *** |
| Stratford (Oak lawn at Stratford) | PEC | *** | *** | *** | 70 | *** | *** |
| Village at Leesburg | I-1 | *** | *** | *** | 50 | *** | *** |
| Total | | 2,854 | 28,104,313 | | 7,374 | | 105,898,709 |

Source: Loudoun County Department of Economic Development.

*Active CPAM or Rezoning Application.

** SPEX is Special Exception for Office

*** PEC and I-1 zoning does not have a development density because it uses maximum square footage as detailed in the ordinance granting the rezoning.

Major Approved Retail Centers -- Loudoun County

Through December 2005, more than 7.9 million square feet of retail space for large centers (greater than 100,000 square feet) have been approved for 21 projects. A list of completed major retail centers can be found on our website at biz.loudoun.gov.

Table G-6
Major Approved Retail Centers (>100,000 Square Feet), 2005
Loudoun County, Virginia

| Retail Center Name | Location | Subarea | Square Footage Approved | | Total |
|----------------------------|--------------|--------------|-------------------------|------------------|------------------|
| | | | Existing | Remaining | |
| Arcola Center | Arcola | Dulles | 0 | 811,500 | 811,500 |
| Ashbrook Commons | Ashburn | Ashburn | 185,396 | 114,604 | 300,000 |
| Ashburn Farm Town Center | Ashburn | Ashburn | 92,019 | 132,981 | 225,000 |
| Belmont Forest | Ashburn | Ashburn | 0 | 163,350 | 163,350 |
| Brambleton Town Center | Ashburn | Ashburn | 59,107 | 390,893 | 450,000 |
| Broadlands Village Center | Ashburn | Ashburn | 162,743 | 311,857 | 474,600 |
| Dulles 28 Centre | Dulles | Ashburn | 359,513 | 473,487 | 833,000 |
| Dulles Town Crossing | Dulles | Sterling | 743,058 | 456,942 | 1,200,000 |
| Fort Evans Plaza | Leesburg | Leesburg | 345,284 | 586,676 | 931,960 |
| Goose Creek Village North | Ashburn | Ashburn | 0 | 164,500 | 164,500 |
| Lansdowne | Ashburn | Ashburn | 0 | 150,000 | 150,000 |
| Lansdowne Village Greens | Ashburn | Ashburn | 1 | 100,000 | 100,000 |
| Loudoun Station | Ashburn | Ashburn | 0 | 100,000 | 100,000 |
| Loudoun Valley Estates II | Ashburn | Ashburn | 0 | 100,000 | 100,000 |
| Potomac Station | Leesburg | Leesburg | 150,728 | 82,272 | 233,000 |
| Ryan Park Center | Ashburn | Ashburn | 0 | 233,000 | 233,000 |
| South Riding Town Center | South Riding | Dulles | 152,659 | 327,341 | 480,000 |
| Stone Ridge Village Center | Dulles South | Dulles | 107,928 | 192,072 | 300,000 |
| Stratford Center | Leesburg | Leesburg | 0 | 347,600 | 347,600 |
| University Center | Ashburn | Ashburn | 0 | 200,000 | 200,000 |
| Villages at Round Hill | Round Hill | Route 7 West | 0 | 150,000 | 150,000 |
| Total | | | 2,358,436 | 5,589,075 | 7,947,510 |

Source: Loudoun County Department of Building & Development. Compiled by: Loudoun County Department of Economic Development.

Commercial and Industrial Space -- Northern Virginia

Total commercial and industrial space in Northern Virginia totaled over 235 million square feet in 2005. More than 10 percent of the region's rentable building area was located in Loudoun County in 2005. Because Loudoun is home to Washington Dulles International Airport, the county contains a higher percentage of flex and industrial space than other Northern Virginia jurisdictions.

Table G-7
Commercial and Industrial Space, 2005
Selected Northern Virginia Jurisdictions

| Jurisdiction | Rentable Building Area (Square Feet) | | | | Percent of Region | Number of Buildings |
|------------------------|--------------------------------------|-------------------|-------------------|--------------------|-------------------|---------------------|
| | Office | Flex | Industrial | Total | | |
| Alexandria City | 18,296,069 | 1,102,231 | 4,930,417 | 24,328,717 | 10.3% | 651 |
| Arlington County | 34,070,375 | 193,734 | 1,591,180 | 35,855,289 | 15.2% | 307 |
| Fairfax County* | 95,418,235 | 16,037,159 | 21,585,020 | 133,040,414 | 56.6% | 2,054 |
| Fauquier County | 240,090 | 155,640 | 332,905 | 728,635 | 0.3% | 21 |
| Loudoun County | 10,637,352 | 7,626,930 | 8,367,682 | 26,631,964 | 11.3% | 609 |
| Prince William County* | 3,568,544 | 2,633,442 | 8,367,554 | 14,569,540 | 6.2% | 421 |
| Total | 162,230,665 | 27,749,136 | 45,174,758 | 235,154,559 | 100.0% | 4,063 |
| Distribution | 69.0% | 11.8% | 19.2% | 100.0% | | |
| Number of Buildings | 2,454 | 562 | 1,047 | 4,063 | | |

Source: CoStar Realty Information, Inc. Compiled by: Loudoun County Department of Economic Development.

*Includes independent cities.

Section H - Rezoning Activity

All land in Loudoun County is divided into zoning districts as defined by the zoning ordinances. The regulations of the zoning ordinances specify the permitted uses, the size of buildings, the required yards, the required off-street parking, and other standards for land use within each zoning district.

A rezoning is the process outlined in the zoning ordinance by which an applicant can request a change in the zoning district, including the associated regulations that apply to the applicant's land.

In 2005, Loudoun County had 16 rezoning projects approved by the Board of Supervisors. The rezoned projects will permit the construction of over 4,000 housing units, and resulted in a net loss of 5.3 million square feet of nonresidential space from these rezonings.

In this Section:

Loudoun County

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Rezoning Activity -- Loudoun County

Sixteen projects totaling over 1,400 acres were rezoned in 2005. The rezoned projects will permit the construction of over 4,000 housing units. There was a net loss of 5.3 million square feet of nonresidential space from these rezonings.

Table H-1
Rezoning Applications Approved, 2005
Loudoun County, Virginia

| Project Name | Planning Subarea | Application Number | Approval Date | Acres | Zoning | | Net New Housing Units | | | | | Net Change to Non-residential Sq Footage |
|----------------------------|------------------|-----------------------------------|---------------|-------|--|--|-----------------------|-----|-----|-----|-------|--|
| | | | | | Previous | New | SFD | SFA | MF | ADU | Total | |
| Broadlands | Ashburn | ZCPA 2002-0011 | 2/15/2005 | 18 | PD-OP | R-16 | 0 | 0 | 234 | 15 | 234 | (332,276) |
| Lansdowne Village Greens | Ashburn | ZMAP 2003-0006, ZCPA 2003-0003 | 2/15/2005 | 100 | PD-OP, PD-H3 | PD-TC, PD-H6, PD-OP | 0 | 204 | 341 | 45 | 545 | (433,000) |
| Goose Creek Village North | Ashburn | ZMAP 2003-0008 | 7/19/2005 | 141 | PD-IP | PD-IP, PD-OP, PD CC-CC, R-16, R- 24 | 0 | 300 | 264 | 39 | 564 | |
| Pulte Homes on Croson Lane | Ashburn | ZMAP 2003-0018 | 4/19/2005 | 54 | R-1 | PD-H4 | 84 | 103 | 0 | 23 | 187 | |
| Alexander's Chase | Ashburn | ZMAP 2004-0013 | 11/15/2005 | 57 | R-1 | PD-H4 | 65 | 142 | 0 | 26 | 207 | |
| Reserve at Waxpool | Ashburn | ZMAP 2004-0018 | 12/13/2005 | 13 | R-1 | PDH-4 | 25 | 24 | 0 | 0 | 49 | |
| Kirkpatrick West | Dulles | ZMAP 2002-0001 | 12/6/2005 | 170 | A-3, CR-1 | PDH-3 | 189 | 66 | 118 | 24 | 373 | |
| CD Smith | Dulles | ZMAP 2002-0003 | 10/11/2005 | 125 | PD-GI | PDH-3 | 153 | 214 | 88 | 29 | 455 | (1,750,000) |
| Stone Ridge | Dulles | ZMAP 2002-0013, ZCPA 2002-0004 | 12/6/2005 | 247 | PD-GI, PD-IP, PD- CC(SC), PD-H4, R-8 | TR-1UBF, PD-H4, PD-H4, R-16, PD- CC(SC), PD-IP | 227 | 156 | 90 | 32 | 473 | (3,100,000) |
| Townes at East Gate | Dulles | ZMAP 2002-0022 | 10/18/2005 | 57 | CR-1 | PD-H6 | 57 | 256 | 0 | 0 | 313 | |
| Braddock Crossing | Dulles | ZMAP 2003-0012 | 6/21/2005 | 59 | TR-1, R-1 | PD-H4 | 58 | 134 | 0 | 24 | 192 | |
| Estates at Elk Run | Dulles | ZMAP 2004-0004 | 11/9/2005 | 59 | R-1 | PD-H4 | 135 | 71 | 0 | 26 | 206 | |

Table H-1, continued
Rezoning Applications Approved, 2005
Loudoun County, Virginia

| Project Name | Planning Subarea | Application Number | Approval Date | Acres | Zoning | | Net New Housing Units | | | | | Net Change to Non-residential Sq Footage |
|---|------------------|--------------------------------|---------------|--------------|-----------------|-------|-----------------------|--------------|--------------|------------|--------------|--|
| | | | | | Previous | New | SFD | SFA | MF | ADU | Total | |
| Frontier Springs | Dulles | ZMAP 2004-0008 | 7/12/2005 | 22 | R-1 | PDH-4 | 36 | 43 | | 10 | 79 | |
| Catholic Diocese of Arlington, Virginia | Dulles | ZMAP 2004-0011, SPEX 2004-0001 | 4/5/2005 | 68 | TR-1LF, TR-3LF | PD-GI | 0 | 0 | 0 | 0 | 0 | 353,800 |
| Dawson's Corner | Dulles | ZMAP 2004-0022 | 7/5/2005 | 225 | TR-3LBR, TR-3LF | PD-H3 | 224 | 0 | 0 | 0 | 224 | |
| Creekside at Round Hill | Route 7 West | ZMAP 2004-0001 | 3/15/2005 | 47 | JMLA-1 | PD-H3 | 95 | 0 | 0 | 12 | 95 | |
| Total | | | | 1,462 | | | 1,348 | 1,713 | 1,135 | 305 | 4,196 | (5,261,476) |

Source: Loudoun County Department of Economic Development.

ADU - Affordable Dwelling Units, SFD - Single-Family Detached, SFA - Single-Family Attached, MF - Multifamily

Section I - Maps

The maps in this section are provided as reference. The following definitions may be helpful:

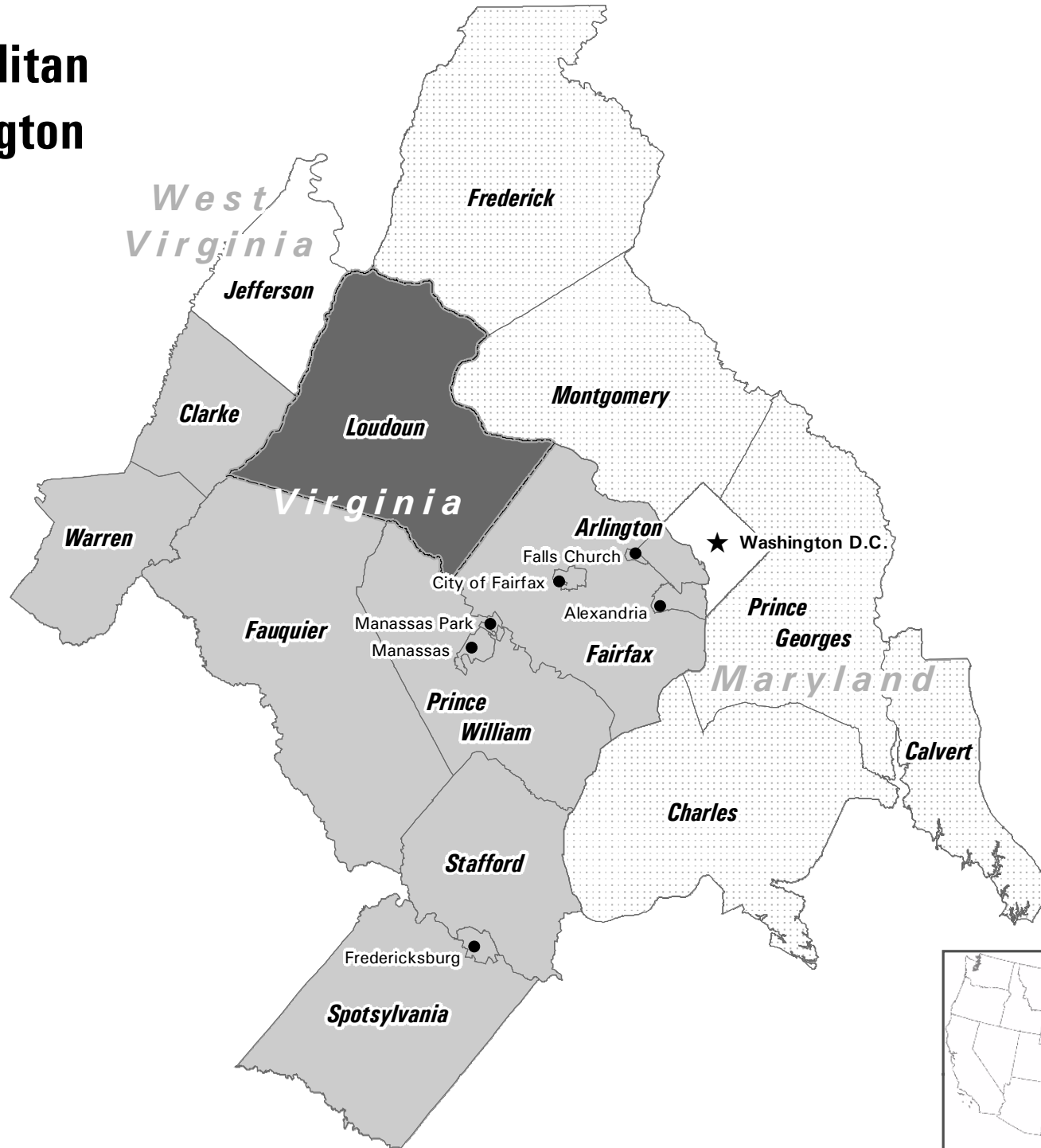
Planning Subarea: Loudoun has defined ten planning subareas that represent geographical areas with similar development futures and are used in growth scenario development and analysis.

Office and Industrial Corridor: There are six distinct office and industrial corridors in Loudoun County. Each corridor has unique characteristics for businesses. The corridors are: Route 7 (office and research uses); Route 28 (office, business uses, and destination retail); Route 625 (office and business uses); Route 606 (industrial uses); Route 50 (business uses and heavy industrial); and Route 627, or the Greenway (high density and high end office).

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Metropolitan Washington



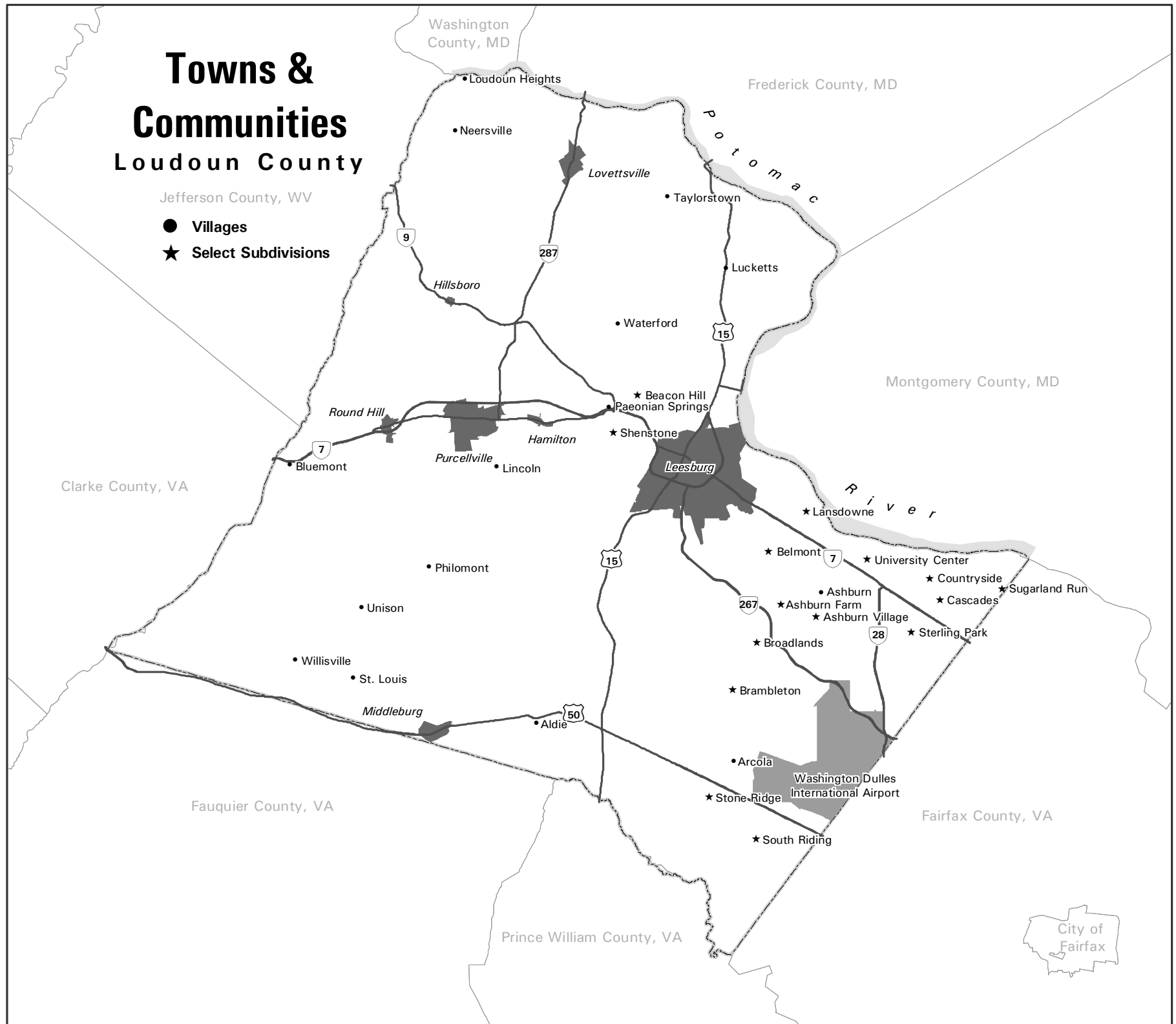
Towns & Communities

Loudoun County

Jefferson County, WV

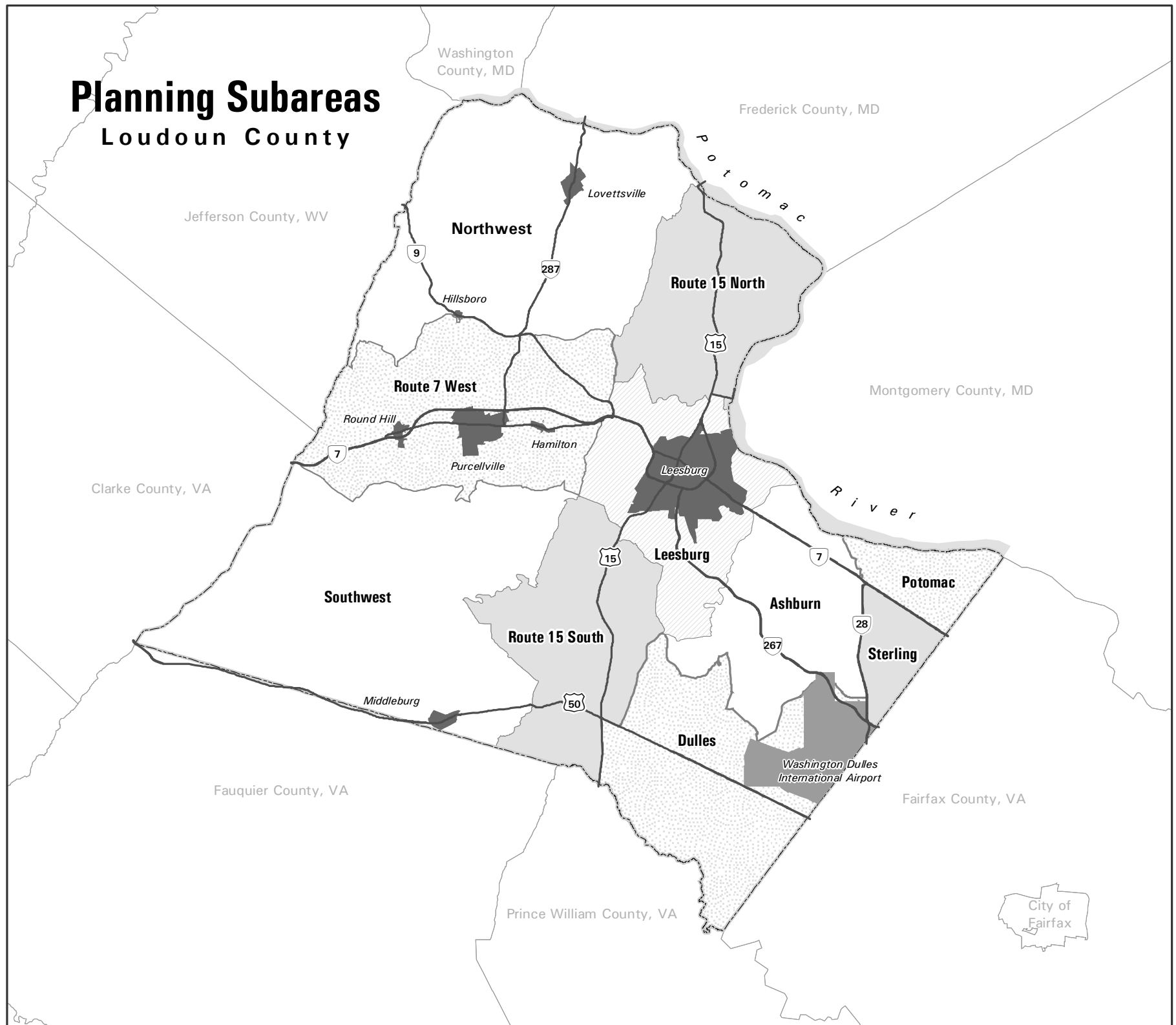
● Villages

★ Select Subdivisions



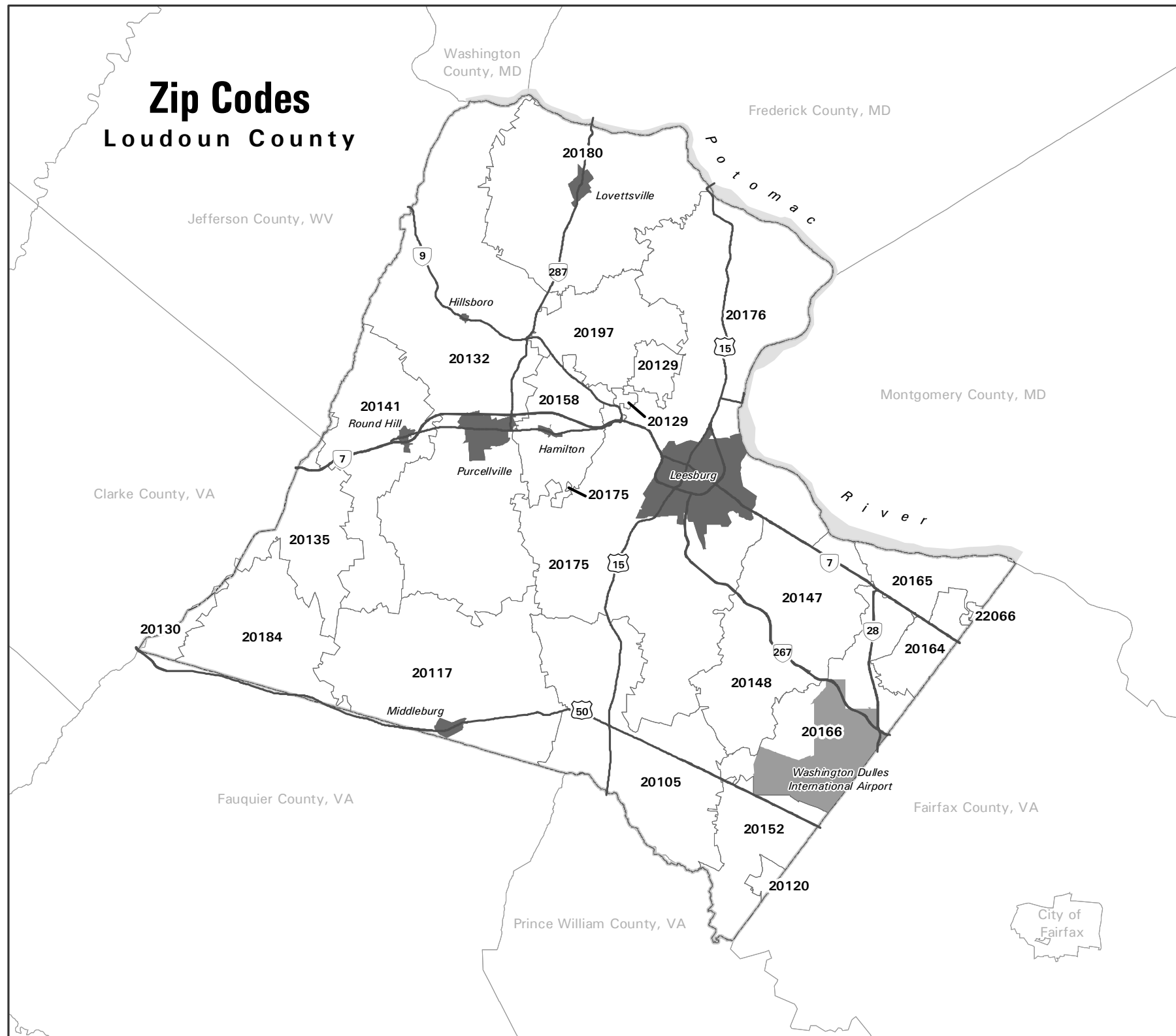
Planning Subareas

Loudoun County



Zip Codes

Loudoun County



Office & Industrial Corridors

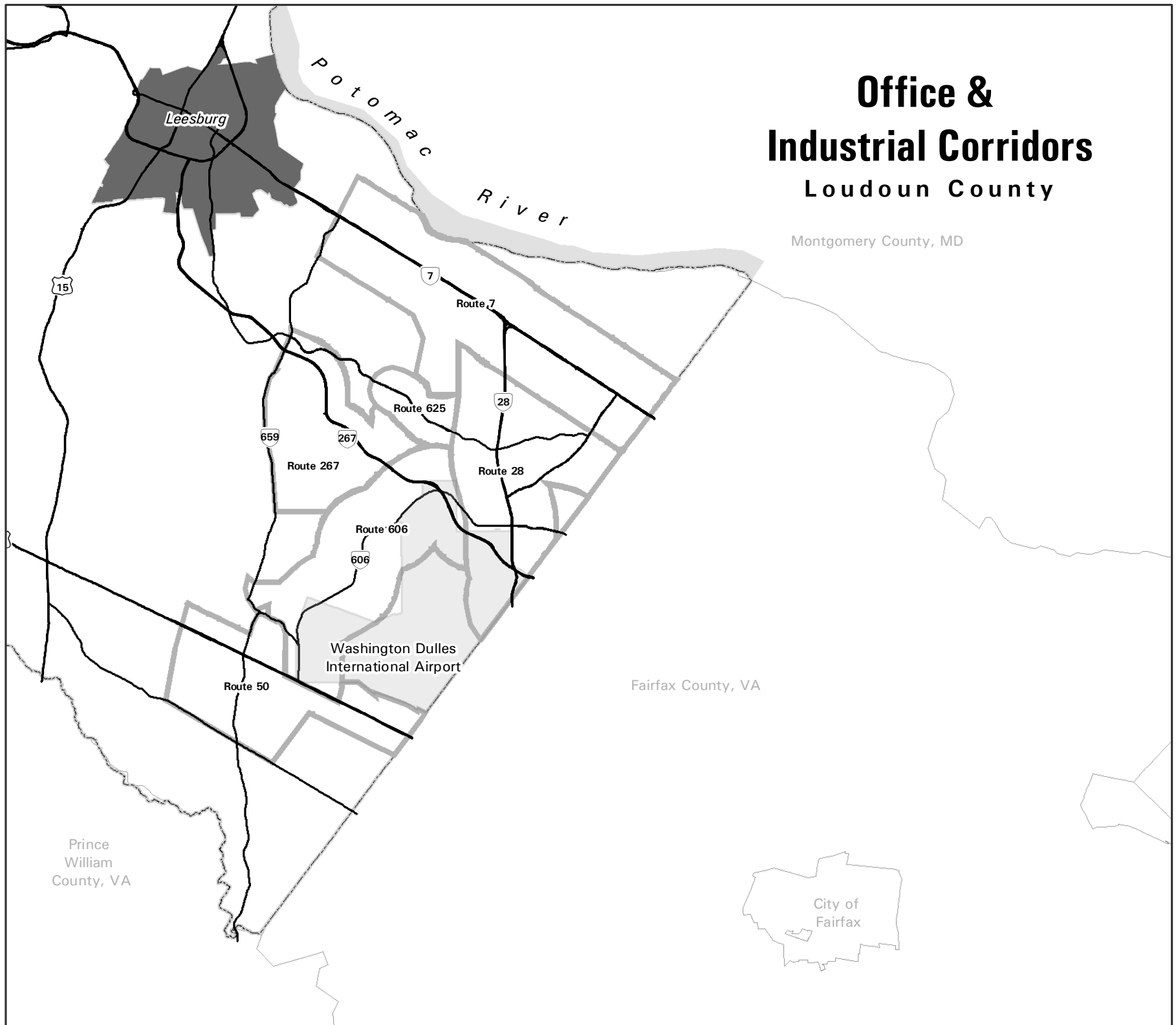
Loudoun County

Montgomery County, MD

Fairfax County, VA

Prince
William
County, VA

City of
Fairfax



Retail Centers

Loudoun County

Jefferson County, WV

Washington
County, MD

Frederick County, MD

Lovettsville

Hillsboro

Round Hill

Purcellville

Hamilton

Leesburg

★ Fort Evans Plaza
★ Leesburg Corner
Premium Outlets

★ Ashbrook Commons

★ Goose Creek Village North

★ Dulles Town Center

★ Rotomac Run Shopping Center

★ Dulles Crossing

★ Broadlands Village Center

★ Dulles 28 Centre

★ Brambleton Town Center

Washington Dulles
International Airport

★ South Riding Town Center

Middleburg

Fauquier County, VA

Prince William County, VA

Fairfax County, VA

City of
Fairfax

Rezoning Loudoun County

Jefferson County, WV

Washington
County, MD

Frederick County, MD

Lovettsville

P o t o m a c

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287

Hillsboro

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★ Creekside

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Reserve at Waxpool ★

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Middleburg

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Fauquier County, VA

Washington Dulles
International Airport

Fairfax County, VA

★ Stone Ridge

★ CD Smith

Braddock Crossing ★
Kirkpatrick West ★

★ Townes at East Gate

★ Frontier Springs

★ Catholic Diocese of Arlington, VA

★ Estates at Elk Run

★ Dawsons Corner

Prince William County, VA



Notes



Back Cover:
Loudoun's rural character
and countryside continues to be cited
as the single best thing about Loudoun,
based on recent results of the
2005 Survey of Loudoun Residents
(www.loudoun.gov/pio/survey.htm).



Visitors enjoy award-winning wine
and breath-taking views of the Blue
Ridge Mountains at Hillsborough
Vineyards, one of twelve wineries
in Loudoun County.



Department of Economic Development
Loudoun County, Virginia USA

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